



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1117 1 Street #109, Calgary T2R 0T9**

MLS® #: **A2181633**      Area: **Beltline**      Listing Date: **12/08/24**      List Price: **\$439,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$11k, 01-Apr**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1912**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **787**  
 Low Sqft:  
 Ttl Sqft: **787**

DOM

**118**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment-  
Loft/Bachelor/Studio**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

**Heated Garage, Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Brick, Concrete, Stone**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range, Refrigerator, Washer, Window Coverings**  
 Int Feat: **High Ceilings**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4' 10" x 6' 9"	Laundry	Main	4' 5" x 5' 0"
Kitchen With Eating Area	Main	8' 2" x 11' 3"	Dining Room	Main	10' 4" x 7' 5"
Living Room	Main	14' 5" x 17' 8"	Balcony	Main	4' 5" x 8' 10"
Bedroom - Primary	Upper	15' 8" x 10' 2"	4pc Ensuite bath	Upper	7' 11" x 5' 0"

Legal/Tax/Financial

Condo Fee: **\$595**      Title: **Fee Simple**      Zoning: **CC-X**

Legal Desc:

9511111

Fee Freq:  
**Monthly**

Remarks

Pub Rmks:

**Stunning main floor unit in the iconic Manhattan Lofts Building zoned for both residential and commercial use. Originally built in 1912, this is a rare opportunity to invest in one of Calgary's few historic loft conversions for living, working or reliable rental income. This concrete and brick, multi-level, New York style loft features 18' ceilings, steel and wood beam elements, double French doors to a private iron-gated patio, laminate floors, tubular steel railings, in-suite laundry a large storage locker, and an underground heated parking space. With floor to ceiling windows, this suite is located in the heart of Calgary's vibrant Beltline district, just steps away from Calgary's best restaurants and amenities.**

Inclusions:

**none**

Property Listed By:

**MaxWell Capital Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







