



THE A-TEAM

RE/MAX FIRST

1117 1 Street #109, Calgary T2R 0T9

MLS #: A2181633 Area: Beltline Listing Date: 12/08/24 List Price: \$489,500
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1912
Finished Floor Area: 787
Abv Sqft: 787
Low Sqft: 787
Ttl Sqft: 787

DOM

13
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: 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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Entrance, Kitchen With Eating Area, Living Room, Bedroom - Primary, Laundry, Dining Room, Balcony, and 4pc Ensuite bath.

Legal/Tax/Financial

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

Fee Freq:  
**Monthly**

Legal Desc: **9511111**

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**









