



GRASSROOTS
REALTY GROUP

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206, 812 8 Street SE
Calgary, Alberta

MLS # A2249011

\$324,900



Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	526 sq.ft.	Age:	1911 (114 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Other	Sewer:	-
Roof:	-	Condo Fee:	\$ 503
Basement:	-	LLD:	-
Exterior:	Brick, Mixed	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Beamed Ceilings, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Storage, Wired for Data

Inclusions: N/A

COMMERCIAL OFFICE FRIENDLY + AIRBNB + HISTORIC INGLEWOOD LOFT IN THE ICONIC MCGILL BLOCK! A rare opportunity to own a stunning 527 sq/ft boutique loft with soaring 12 ft ceilings in one of Calgary's most character rich and coveted buildings, located in the heart of historic Inglewood. Built in 1911 by A.A. Dick a Titanic survivor and later redeveloped by visionary Alderman Jack Long, the McGill Block blends timeless heritage architecture with contemporary design. This completely renovated space by a renown Calgary architectural firm has an open concept space featuring massive south facing windows that flood the unit with natural light, wide-plank engineered hardwood floors, a designer kitchenette with quartz countertops, upgraded cabinetry, Sub-Zero fridge, new appliances, and custom high end finishes throughout. Functional and smartly laid out with stylish living and sleeping/work areas, front closet, designer lighting, and a sophisticated 4 piece bathroom with modern fixtures and designer tile. Perfect for both commercial and Airbnb use, this versatile unit also includes an assigned (4x10) storage locker, parking stall, common bike storage, and shared laundry facilities. A new green space is being developed next door, and the building is located along the future Green Line LRT route. With the BRT transit system at your doorstep and surrounded by the Bow and Elbow Rivers, Fort Calgary, East Village, top restaurants, shops, breweries, and Calgary's pathway system, this is truly a rare opportunity to own a piece of the city's history while enjoying unmatched style, location, and flexibility. Book your showing today!