



GRASSROOTS
REALTY GROUP

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309, 1117 1 Street SW
Calgary, Alberta

MLS # A2250153



\$499,990

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	810 sq.ft.	Age:	1911 (114 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 598
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Beamed Ceilings, Elevator, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: NA

Indulge in the epitome of luxury living at The Manhattan. This loft apartment unit is not just a residence; it's a statement of refinement and sophistication. Originally built in 1911 as one of Calgary's burgeoning shops touting some of the world's finest goods, now you can Seize the opportunity to make this exclusive address your home and experience downtown Calgary living at its absolute finest. The Manhattan Building is strategically positioned providing unparalleled access to the city's finest dining, entertainment, and cultural experiences. With the Bow River just a stroll away and the iconic skyline as your backdrop, this location offers a perfect blend of urban convenience and natural beauty. The loft design maximizes space and light, offering an open and airy atmosphere that defines modern luxury living. Dual zoned for residential and commercial, and underground parking with room for a car lift and additional storage. don't miss your opportunity and book a showing today!