



**303, 1117 1 Street SW  
Calgary, Alberta**

**MLS # A2295996**



**\$525,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 949
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, High Ceilings, Laminate Counters, Open Floorplan, Soaking Tub, Track Lighting, Vaulted Ceiling(s)		

**Inclusions:** None.

Have you ever dreamed of living or working in Manhattan? This is Calgary's answer to that iconic urban lifestyle. With flexible zoning that permits both residential and commercial use, this exceptional two storey loft can be your home, your office, or a seamless blend of both. Currently configured as office space, the unit offers soaring 16' ceilings and over 1,200 sq ft of living space that can easily be reimagined into a sophisticated loft residence. The main level features an expansive living/dining area with an industrial aesthetic, open to the kitchen for effortless flow. A convenient 2 piece powder room and generous storage complete this level. A striking staircase leads to the lofted upper floor, where you'll find a spacious bedroom, a versatile den or office, and a 5 piece bath. Units 301 and 303 are being sold separately; however, if purchased together, they can be seamlessly connected to create a truly spectacular space. If only one unit is purchased, the access point between them will be professionally sealed. Additional highlights include in suite laundry, a west-facing balcony, one assigned parking stall, and one assigned storage locker. Set in the heart of Calgary's premier dining and entertainment district—and just a short walk to the downtown core—this location delivers the ultimate urban convenience and energy.