



301, 1117 1 Street SW  
Calgary, Alberta

MLS # A2295997



**\$675,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,593 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 1,322
<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>	Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		

**Inclusions:** None

Have you ever imagined living or working in Manhattan? This loft delivers that same urban energy&mdash;right in the heart of Calgary. With zoning that allows both residential and commercial use, you can call it home, office, or a dynamic combination of the two. Currently utilized as office space, this impressive two storey unit offers soaring 20&rsquo; ceilings & nearly 1,600 sq ft of living space that can be re imagined into a stunning loft residence. The lower level features refinished hardwood flooring, and a dramatic chandelier. This space flows into an expansive open area ideal for a generous living/dining configuration. The kitchen is well appointed with granite countertops, an island with eating bar, stainless steel appliances, ample cabinetry, and a built in hutch for additional storage. A 3 piece bath and abundant storage complete the main level. A sweeping curved staircase leads to the upper floor, where you&rsquo;ll find a spacious open loft with room for a large bedroom and office setup, along with a 4 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 a large assigned storage locker. Set amid Calgary&rsquo;s best restaurants, caf&ecute;s, and entertainment&mdash;and just a short walk to the downtown core&mdash;this location offers the ultimate in urban convenience and vibrancy.