



**301, 1117 1 Street SW
Calgary, Alberta**

MLS # A2295997



\$675,000

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

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,362
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	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—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’ ceilings & nearly 1,600 sq ft of living space that can be reimagined 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’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’s best restaurants, cafés, and entertainment—and just a short walk to the downtown core—this location offers the ultimate in urban convenience and vibrancy.