



213, 1117 1 Street SW
Calgary, Alberta

MLS # A2133417



\$599,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Loft/Bachelor/Studio		
Size:	1,176 sq.ft.	Age:	1912 (112 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	Corner Lot, Level, Views		

Heating:	Central	Water:	-
Floors:	Vinyl Plank, Wood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 780
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	CC-X
Foundation:	Block	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Step into this stunning multi-level loft, beautifully housed in a historic Manhattan-style building constructed in 1910. This corner loft seamlessly blends industrial charm with modern architectural elements, creating a unique and inviting space. Zoned for both residential and commercial use, it offers endless possibilities for its new owner. The kitchen is a culinary haven, featuring quartz counter tops, a wall oven, and a sleek flat-top range, ideal for creating gourmet meals. The stylish design and high-end finishes make it a dream for any chef. On the lower level, you'll find a convenient half bath and in-suite laundry, making daily chores a breeze. Ample storage solutions enhance both practicality and elegance, ensuring everything has its place. Ascend to the sun-drenched living area where sky-high ceilings and panoramic windows provide breathtaking city views. This expansive space is perfect for relaxing and entertaining, flooded with natural light. The lofted bedroom is a retreat of its own, featuring an office nook, triple closets, and an en-suite bath adorned with subway tiles and quartz finishes. The thoughtful design ensures comfort and style, perfect for unwinding after a long day. Additional perks include underground parking, a dedicated storage locker (approximately 5ft W by 10ft L and 12ft H), and in-suite air conditioning, ensuring comfort year-round. The building's prime location provides easy access to transit, making commuting a breeze. Situated on the edge of Calgary's vibrant restaurant scene, this loft is a gateway to downtown exploration. Enjoy riverfront tranquility and trendy shops and dining along 17th Ave and Mission. This distinctive space harmonizes modern living with timeless charm in a historic and culturally rich building. Embrace a lifestyle of elegance and convenience in this extraordinary loft. Whether you're seeking a unique home or a versatile space for

your business, this property offers endless opportunities. Don't miss the chance to make lasting memories in this remarkable residence.