



GRASSROOTS
REALTY GROUP

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204, 812 8 Street SE
Calgary, Alberta

MLS # A2199137



\$349,900

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	530 sq.ft.	Age:	1911 (114 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to 204, 812-8 Street SE. Here's an extraordinary chance to own a piece of Calgary's history, nestled at the edge of the vibrant Inglewood neighborhood. This fully renovated, spacious New York style studio loft offers modern luxury while embracing the building's rich heritage. With soaring 11-foot ceilings and oversized brick-surrounded windows, natural light floods the space. Every inch of this custom-designed loft has been thoughtfully reimagined. The open kitchen features sleek subway tile backsplash, gleaming quartz countertops, floating shelves with under-shelf lighting, and brand-new stainless steel appliances, including an eat-up bar for casual dining or entertaining. The bathroom exudes sophistication with its contemporary floor to ceiling tiles and stunning walk-in shower. The creative use of space continues with a custom-designed bedroom area above the living room, making the most of the high ceilings while maintaining a sense of openness. The extensive renovations also include brand-new vinyl plank flooring, modern lighting, and an in-suite laundry with a European washer and dryer, blending form and function seamlessly. Additional features include an oversized storage room on the lower level, perfect for all your belongings, as well as an assigned parking stall for convenience. The McGill Block, built in 1911 by Titanic survivor Albert Dick and later redeveloped by visionary Alderman Jack Long, offers a distinctive blend of historic charm and modern potential. Located on what was once Calgary's first authentic main street—Atlantic Avenue—this iconic building offers rich architectural details and a connection to Calgary's storied past. Perfectly positioned, this loft is just steps from scenic river pathways, only minutes to downtown, and surrounded by Inglewood's trendy cafes, pubs, and shops. This versatile unit is

located in an Airbnb and commercial-friendly building, offering endless opportunities for investment or personal enjoyment.