

# \$439,000 - 109, 1117 1 Street Sw, Calgary

MLS® #A2181633

**\$439,000**

1 Bedroom, 1.00 Bathroom, 787 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Stunning main floor unit in the iconic Manhattan Lofts Building zoned for both residential and commercial use. Originally built in 1912, this is a rare opportunity to invest in one of Calgary's few historic loft conversions for living, working or reliable rental income. This concrete and brick, multi-level, New York style loft features 18' ceilings, steel and wood beam elements, double French doors to a private iron-gated patio, laminate floors, tubular steel railings, in-suite laundry a large storage locker, and an underground heated parking space. With floor to ceiling windows, this suite is located in the heart of Calgary's vibrant Beltline district, just steps away from Calgary's best restaurants and amenities.

Built in 1912

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2181633    |
| Price          | \$439,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 787         |
| Acres          | 0.00        |
| Year Built     | 1912        |
| Type           | Residential |



|          |           |
|----------|-----------|
| Sub-Type | Apartment |
| Style    | Loft      |
| Status   | Active    |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 109, 1117 1 Street Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0T9               |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Storage, Trash |
| Parking Spaces | 1                                                                           |
| Parking        | Heated Garage, Underground                                                  |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Range |
| Heating           | Natural Gas, Baseboard                                                           |
| Cooling           | None                                                                             |
| # of Stories      | 3                                                                                |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Stone, Brick, Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 8th, 2024 |
| Days on Market | 144                |
| Zoning         | CC-X               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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