

# \$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	130
Zoning	CC-X

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.