



# 1117 1 Street Calgary Alberta

\$699,000

OPEN HOUSE Sunday December 1st 2-4PM! Experience an unrivalled lifestyle in one of the city's most historic buildings. Renowned for its location and unique charm, the Manhattan is zoned for both residential and commercial, providing the perfect opportunity for cultivating an ideal live-work space truly unlike any other.

This iconic New York inspired loft is a fusion of intriguing aesthetics and urban convenience, curating the ultimate inner city hideaway. Immerse yourself in a newly painted, freshly carpeted, two-storey suite full of personality. This unit opens up to 18' soaring ceilings in its expansive main living area, with a characteristic fir beamed ceiling, huge windows, immaculate hardwood flooring, and black iron accents scattered throughout.

An exposed brick wall with a tile fronted corner gas fireplace further exemplifies the calibre and rarity of this captivating property. The dazzling chef's kitchen features a glass block detailed island, stainless steel appliances, and sleek white cabinetry with accompanying granite countertops. Nearby french doors lead out onto the private ground level patio, fully equipped with a gas line hook-up and phenomenal views of the cityscape above. Ascend the glass railing staircase into the versatile upper level, a remarkably spacious area that can easily be configured to accommodate various work stations, or simply a private retreat that boasts a walk-in closet and 4 piece ensuite adorned with red tile. Additional perks that tie in function and practicality include a 2 piece bathroom by the front entrance, upper level in-suite laundry, and abundant storage potential throughout the unit. This multi-level suite exudes luxury, solitude, and refinement; whether utilized as a corporate office or an enviable private residence, this is a top tier collector item and worthy addition to any real estate aficionado's portfolio. Take ...

2pc Bathroom Measurements not available

Dining room 14.17 Ft x 8.25 Ft

Foyer 9.50 Ft x 5.42 Ft

Kitchen 14.17 Ft x 11.25 Ft

Living room 17.83 Ft x 18.25 Ft

4pc Bathroom Measurements not available

Bedroom 14.08 Ft x 19.08 Ft

Listing Presented By:



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<https://yycreadvisors.com/>



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