



# 1137 2 Street Calgary Alberta

\$719,900

Step into a one-of-a-kind opportunity with this exceptionally zoned live-work townhome at Park Point. This unique offering is the first of its kind in the building, with only eight units like this in the entire complex. Currently configured as an office space, it offers the flexibility to combine both living and working areas to suit your needs. This multi-level townhome features 2 bedrooms and 2.5 bathrooms, with numerous upgrades to adapt the space to your preferences. With street access on 2nd Street and a front patio that leads to a waiting area (currently separated by a glass partition), you have the option to maintain the separation or open up the space, creating a fantastic floorplan that suits your lifestyle. The kitchen is well-appointed with ample counter space, making it ideal for both entertaining and unleashing your culinary talents. A convenient laundry area and a half bathroom, as well as access to the building's parking and amenities, complete this level. On the second floor, you'll discover two double master suites, each with its flexible workspace and a private en-suite bathroom. This level also boasts a second private patio terrace, perfect for enjoying warm summer evenings or setting up a grilling area. Your exclusive townhome has been upgraded with several additional features beyond the builder's specifications, including upgraded concrete tile in the main living areas and bedrooms, heated concrete floors in the master bedroom, custom wainscoting throughout, fresh paint, blinds, and more. This home comes with the added convenience of two titled underground parking stalls and storage. Park Point offers a host of amenities, including a 24-hour concierge, the Zen terrace, a hospitality room with outdoor amenities and a fire pit, and a fully equipped fitness center, providing you with the best of both worlds, whether you're seeking a business spa...

Other 16.00 Ft x 13.00 Ft

Office 9.33 Ft x 8.83 Ft

Foyer 8.50 Ft x 5.00 Ft

Laundry room 3.17 Ft x 3.17 Ft

2pc Bathroom 5.50 Ft x 4.67 Ft

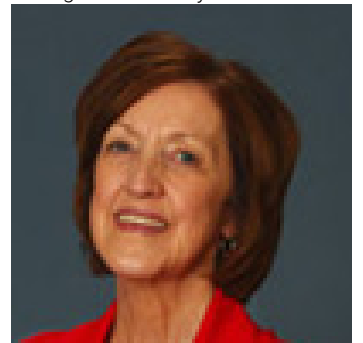
Primary Bedroom 11.17 Ft x 9.50 Ft

Bedroom 10.17 Ft x 8.50 Ft

3pc Bathroom 8.00 Ft x 4.92 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
CENTURY 21 BAMBER REALTY  
LTD.

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**REALTY**

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