



# 1117 1 Street Calgary Alberta

\$599,000

Step into this stunning multi-level loft, beautifully housed in a historic Manhattan-style building constructed in 1910. This corner loft seamlessly blends industrial charm with modern architectural elements, creating a unique and inviting space. Zoned for both residential and commercial use, it offers endless possibilities for its new owner. The kitchen is a culinary haven, featuring quartz counter tops, a wall oven, and a sleek flat-top range, ideal for creating gourmet meals. The stylish design and high-end finishes make it a dream for any chef. On the lower level, you'll find a convenient half bath and in-suite laundry, making daily chores a breeze. Ample storage solutions enhance both practicality and elegance, ensuring everything has its place. Ascend to the sun-drenched living area where sky-high ceilings and panoramic windows provide breathtaking city views. This expansive space is perfect for relaxing and entertaining, flooded with natural light. The lofted bedroom is a retreat of its own, featuring an office nook, triple closets, and an en-suite bath adorned with subway tiles and quartz finishes. The thoughtful design ensures comfort and style, perfect for unwinding after a long day. Additional perks include underground parking, a dedicated storage locker (approximately 5ft W by 10ft L and 12ft H), and in-suite air conditioning, ensuring comfort year-round. The building's prime location provides easy access to transit, making commuting a breeze. Situated on the edge of Calgary's vibrant restaurant scene, this loft is a gateway to downtown exploration. Enjoy riverfront tranquility and trendy shops and dining along 17th Ave and Mission. This distinctive space harmonizes modern living with timeless charm in a historic and culturally rich building. Embrace a lifestyle of elegance and convenience in this extraordinary loft. Whether you're seeking a unique home...

Living room 17.75 Ft x 20.08 Ft  
Kitchen 15.42 Ft x 8.83 Ft  
Dining room 15.42 Ft x 12.58 Ft  
Foyer 9.00 Ft x 7.42 Ft

2pc Bathroom 4.50 Ft x 8.75 Ft  
Storage 4.25 Ft x 4.67 Ft  
3pc Bathroom 5.25 Ft x 8.33 Ft  
Bedroom 20.25 Ft x 19.00 Ft

Listing Presented By:



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