

**109, 1117 1 Street SW
Calgary, Alberta**

MLS # A2181633



\$439,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	787 sq.ft.	Age:	1912 (113 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 595
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	High Ceilings		

Inclusions: none

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.