

\$649,000 - 1137 2 Street Sw, Calgary

MLS® #A2102088

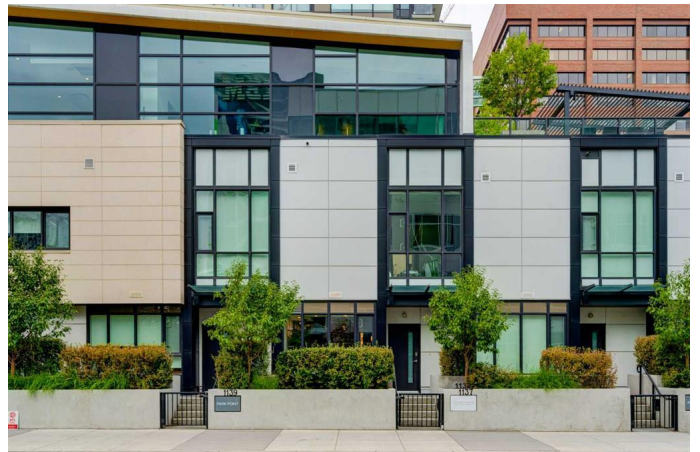
\$649,000

2 Bedroom, 3.00 Bathroom, 1,013 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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. This stunning unit 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 2 titled parking spaces, and numerous upgrades to adapt the space to your preferences. With street access on 2nd Street and a front patio that leads to an open concept main floor, you have plenty of space for entertaining and enjoying inner city life 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 primary suites, each with its flexible workspace and a private en-suite bathroom. This level also boasts a second private patio landscaped 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 space or a residential home. Centrally located in the heart of the Beltline, with easy access to downtown, 17th Ave, and 1st Street amenities, this property offers the perfect blend of convenience and space. Don't miss out on this one-of-a-kind opportunity.

Built in 2018

Essential Information

MLS® #	A2102088
Price	\$649,000
Sold Price	\$645,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,013
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	1137 2 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2R 1B9

Amenities

Amenities Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Recreation Facilities, Roof Deck, Sauna, Snow Removal, Visitor Parking

Parking Spaces 2

Parking Stall, Titled, Underground

Interior

Interior Features Built-in Features, High Ceilings

Appliances Central Air Conditioner, Gas Stove, Microwave, Oven, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

Exterior

Exterior Features Courtyard, None, Private Entrance, Private Yard

Lot Description Few Trees

Roof Tar/Gravel

Construction Composite Siding, Metal Siding

Foundation Poured Concrete

Additional Information

Date Listed March 15th, 2024

Date Sold April 16th, 2024

Days on Market 32

Zoning CC-X

HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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