

\$899,900 - 313, 1117 1 Street Sw, Calgary

MLS® #A2118422

\$899,900

2 Bedroom, 2.00 Bathroom, 1,898 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

PRICE REDUCED Imagine New York style loft living in downtown Calgary! Welcome to this stunning 1,900 square foot, 2-bedroom, corner penthouse loft in the heart of the city, offering a unique and spacious living experience. Built in 1912 to house the Pryce Jones Department Store (Calgary's first department store!), this beautiful building was then converted to condos in 1995, retaining the buildings vintage charm. The loft's open 2-story floor plan incorporates a graceful spiral staircase and 2-sided fireplace. Whether you're an artist, entrepreneur, or simply someone who appreciates a sense of freedom, this open layout provides endless possibilities. Soaring 16' ceilings, exposed beams and industrial-style design, flooded with natural light through massive architectural windows create an airy and grand ambiance. Residential/Commercial permitted. Ideal for a residence, studio, office space or a combination of live/work for the ultimate in flexibility! Very quiet building especially in evenings and on weekends, with many of the units being used as professional offices. Rustic hardwood floors run throughout the main floor, with luxurious carpeting through the second-floor bedrooms, providing a timeless foundation for your interior design. The sleek kitchen features stainless steel appliances, granite countertops, and a breakfast bar. Unwind in the luxurious spa-like bathroom with a deep 2-person soaking tub, rain shower, separate his/her sinks, heated floor, and



designer fixtures. Two glassed in bedrooms on the upper floor provide light, or privacy, as desired, with the primary bedroom offering a walk-in closet. The second bedroom is fully wired as a home theatre room. Step outside to your private inset deck, where you can sip your morning coffee against the backdrop of the city skyline. Secure, heated underground parking and a generous sized secure storage locker. Parking consists of 2 private underground stalls with one offering an overhead parking lift for an additional vehicle, winter/summer play toys, or providing additional storage. Surface lot parking stalls are also available for rent if required. Situated on vibrant 1st Street, you'll have easy access to trendy cafes, art galleries, and boutique shops. Steps from the core, commuting to work is just a short walk away. Close to the Saddledome, Arts Common, Central Library, National Music Centre, 17th Ave, Stephen Avenue and of course the future arena/event centre! This location can't be beat! This loft is an investment in both lifestyle and real estate. Don't miss out on the opportunity to own a piece of Calgary's iconic architectural heritage. Your urban oasis awaits!

• Other Features: Air conditioning, humidifier, in-suite laundry, plenty of in-suite storage, secure building with 2 elevators, underground bike rack, secured 6.5' x 8' storage locker. dogs allowed.

Built in 1912

Essential Information

MLS® #	A2118422
Price	\$899,900
Sold Price	\$890,000
Bedrooms	2
Bathrooms	2.00

Full Baths	1
Half Baths	1
Square Footage	1,898
Acres	0.00
Year Built	1912
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	313, 1117 1 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0T9

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking
Parking Spaces	3
Parking	Additional Parking, Underground

Interior

Interior Features	Beamed Ceilings, Bookcases, Granite Counters, High Ceilings, Soaking Tub
Appliances	Dishwasher, Humidifier, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked
Heating	Hot Water, Natural Gas
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Double Sided, Gas
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel

Construction Brick, Concrete, Stone

Additional Information

Date Listed April 7th, 2024
Date Sold June 7th, 2024
Days on Market 60
Zoning CC-X
HOA Fees 0.00

Listing Details

Listing Office Royal LePage Mission Real Estate

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