

\$539,900 - 104, 1212 13 Street Se, Calgary

MLS® #A2149844

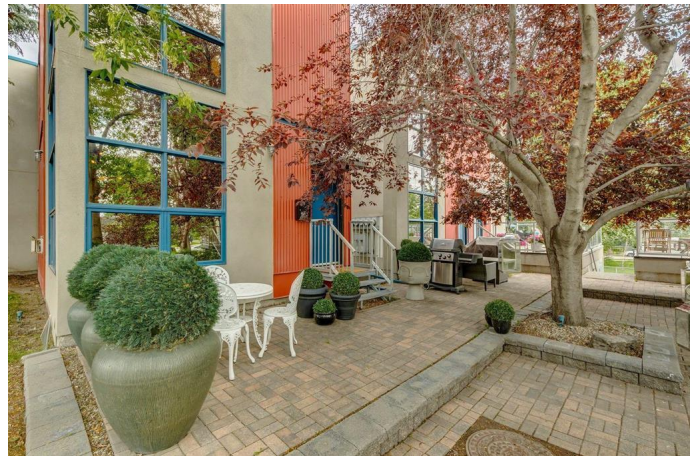
\$539,900

1 Bedroom, 3.00 Bathroom, 1,004 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Welcome to the Chartreuse Lofts! Unit 104 shares only one common wall and is one of only 12 private, sophisticated live/work 2-storey lofts located at the end of 17th Ave SE on a quiet, (not a through) road nestled into a unique setting between mature green spaces, industrial warehouses and train yards all in the historic community of Inglewood. This meticulously maintained, 2-storey loft with a finished basement is an inspired blend of its surroundings; a unique work/live space that offers both beautiful and functional indoor and outdoor spaces. At over 1400sq ft of finished indoor space characterized by 10 and 18 foot ceiling heights, 2-story energy-efficient windows that bring natural sunlight and greenery inside while engulfing the entire SW corner of the unit, a stunning metal fireplace, polished steel open riser staircase, epoxy laminate, and an exposed I beam, this home also features a perfectly appointed floorplan with an open living and eat in kitchen with a separate dining room and a half bath on the main, a large primary loft retreat upstairs with a full ensuite and walk in closet and in the lower level a large finished room that could be used as a design studio, an office or media/gaming room, a sound studio/storage and another full bath! See comments on photos! And don't forget this home has a single titled shared heated garage, it is pet friendly and finally with a massive outdoor treed patio offering an abundance of garden space to entertain and a plethora of free



parking for yourselves, your friends, family and clients, you will be proud to call this incredible place home! Call your favourite Realtor to view!!

Built in 2002

Essential Information

MLS® #	A2149844
Price	\$539,900
Sold Price	\$531,500
Bedrooms	1
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,004
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	Loft/Bachelor/Studio
Status	Sold

Community Information

Address	104, 1212 13 Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5R3

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Common, Concrete Driveway, Enclosed, Garage Door Opener, Heated Garage, Shared Driveway, Single Garage Attached, Single Garage Detached, Titled, Underground

Interior

Interior Features	Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Metal
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Lighting, Permeable Paving, Private Entrance
Lot Description	Back Lane, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Low Maintenance Landscape, Landscaped, Street Lighting, Private, Treed
Roof	Flat Torch Membrane
Construction	Metal Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	August 15th, 2024
Days on Market	29
Zoning	M-CG d82
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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