

# \$649,900 - 112, 1117 1 Street Sw, Calgary

MLS® #A2160655

**\$649,900**

1 Bedroom, 2.00 Bathroom, 1,080 sqft

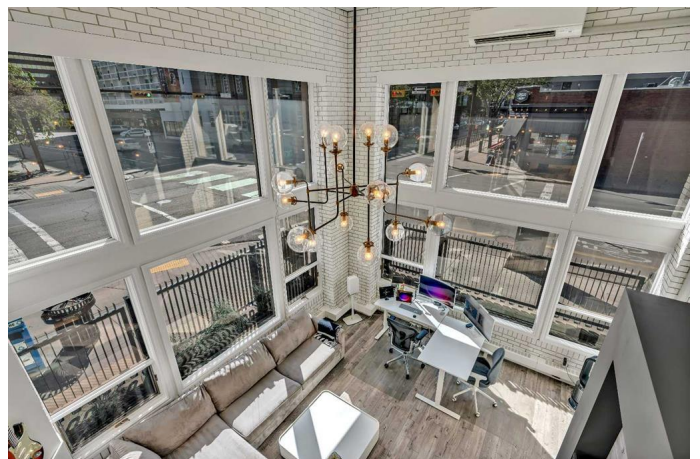
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Exceptional Pied-À -Terre in the Pulse of the City! Discover the perfect blend of historical charm and contemporary luxury in this stunning Manhattan Loft. Originally built in 1912 and masterfully redesigned by Vancouver Interior Designer, Franc Ranieri of Kreel Creative. This contemporary abode captures the essence of urban sophistication with modern finishes and distinctive features integrating the raw elements of exposed ductwork and concrete ceilings, two walls of pristine white brick and near 20-foot ceilings. The result is a striking warehouse conversion that exudes character and elegance.

The chef's kitchen is a culinary masterpiece, equipped with high-end integrated Bosch and Miele appliances and sleek white cabinetry along with glass backsplash. A stunning quartz waterfall island provides both functionality and style, while expansive wall-to-wall windows, fitted with reflective privacy film, flood the elegant space with natural light. With engineered hardwood and tile flooring may be used for either home or business.

Well-designed upper loft, complete with a walk-through closet, built-in cabinets, and hotel-like ensuite with shower panel of body jets and rain-shower head, full-height tiled wall with frameless mirrors, and white cabinets adorned with walnut accents.



Step outside to your private patio, featuring a gas Webber BBQ. Experience the epitome of city living with this exceptional loft, a seamless blend of historic allure and modern luxury. The Manhattan is well-managed and financially sound, offering a secure underground parkade with assigned parking (#26) and a private storage locker (#12-8â€™x4â€™). Additional outdoor parking spaces are available for lease.

Furnishings may also be available for purchase. \*\*no short term rentals

Built in 1912

### Essential Information

MLS® #	A2160655
Price	\$649,900
Sold Price	\$630,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,080
Acres	0.00
Year Built	1912
Type	Residential
Sub-Type	Apartment
Style	Loft/Bachelor/Studio
Status	Sold

### Community Information

Address	112, 1117 1 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0T9

### Amenities

Amenities	Parking, Storage
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Underground

## Interior

Interior Features	Open Floorplan, Storage, Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner, Bar Fridge, Built-In Oven, Garburator, Induction Cooktop, Range Hood, See Remarks, Wine Refrigerator
Heating	Baseboard, Natural Gas, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3
Basement	None

## Exterior

Exterior Features	BBQ gas line, Storage
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	August 30th, 2024
Date Sold	October 11th, 2024
Days on Market	42
Zoning	CC-X
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Realty Professionals
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