

209, 812 8 Street SE
Calgary, Alberta

MLS # A2167150

\$274,900



Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Loft/Bachelor/Studio		
Size:	548 sq.ft.	Age:	1911 (113 yrs old)
Beds:	-	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 594
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

Here's an incredible opportunity to own a piece of Calgary's rich history at the edge of Inglewood. Located on what was once Calgary's first authentic main street, Atlantic Avenue, the McGill Block offers a unique blend of historic charm and modern potential. Built in 1911 by Titanic survivor Albert Dick, this landmark building was later redeveloped by former Alderman Jack Long, a visionary in urban architecture. With its rich architectural and historic details, this iconic space is a true gem in the heart of trendy Inglewood. This spacious studio loft features soaring 11-foot ceilings and large windows that fill the space with natural light, offering picturesque views of the surrounding greenspace. Unlike other units in the building, this loft remains an open canvas and ready for your personal touch with so many options to create a beautiful space. Whether you choose to add a partition wall, curtains to define your space, or keep it open and airy, the possibilities are endless. The unit is also commercially zoned, making it a fantastic opportunity for use as an office or an investment property in one of Calgary's most sought-after neighborhoods. Practicality meets charm with one assigned parking stall, a large storage locker, and access to a common bike storage room. Laundry facilities are conveniently located just across the hall, enhancing the ease of day-to-day living. Inglewood is one of Calgary's most vibrant and eclectic communities, offering an array of boutiques, cafes, and eateries, as well as easy access to scenic pathways and the river. Whether you're looking to embrace inner-city living or secure a unique investment, this historic loft presents a rare chance to become part of Calgary's storied past while enjoying all the amenities of modern city life. This building is short-term rental friendly which makes it an incredible space as an

investment property.