

*Welcome  
to*

# 405-311 Hargrave Street

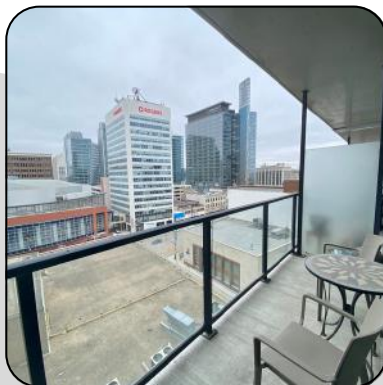


## About This 502 SF condo in downtown Winnipeg!

You've worked hard for all you have. It's time to invest back in yourself. Maybe you're a 1st time buyer? Downsizing? Or a savvy investor looking for a good return? You'll find it here at 405-311 Hargrave at the GLASS HOUSE LOFTS. Located in this concrete/steel high-rise, south facing & overlooking the Canada Life Centre in downtown Winnipeg w/fabulous city views. Not too high, not too low, but just right on the 4th floor you can have it all. This 1 bedroom condo provides an open concept floor plan w/ the view you want & the functional floor plan you need. An open eat-in kitchen overlooks the living room, leading to your own balcony. An office nook, storage closet w/built-in laundry, good sized bedroom & 4 pce bath complete your condo. The decor boasts a clever mix of industrial & modern, contemporary flair, your personal touches will make it home. \*BONUS\* This condo comes w/storage locker. AMENITIES INCL: A GYM, THEATRE ROOM, ROOF TOP PATIO/BBQ AREA & UPPER PARTY ROOM!

## Amenities:

- Roof top terrace with wrap around city views, resort style cabanas and lounge seating around two fire pits
- Outdoor dining area and barbecues
- Indoor rooftop lounge with gourmet kitchen and bar, lounge seating and pool table
- Fully equipped gym
- Private theatre room
- Executive concierge service
- Wifi in all common areas



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**Shawn Sommers Personal  
Real Estate Corporation**

All information is deemed to be valid but is not guaranteed. Buyer to do their own due diligence.

### Property Type

#405 311 Hargrave Street , Winnipeg R3B 0V8

Nghbrhd: **Downtown**  
 Linc #: **013R099069480**  
 Type: **Apartment**  
 Use: **Year-round**  
 Style: **1LEVL**  
 Yr Built/Age: **2016/**  
 New Const: **No**  
 RMA: **4 BDA: 1**      TBD: **1**      Baths: **F1/H0**  
 Legal:  
 Add Lgl:

Area: **9A**      MLS® #: **202513674**  
 Schl Div: **Winnipeg (WPG 1)**  
 Tax Amt: **\$2,786.67**      Status: **Incomplete**  
 Tax Yr: **24**      List Price: **\$199,900**  
 Ed Tax: **\$21.39**      Sell Price:  
 Imprv: **\$3**      Sell Date:  
 Spc Lvy:  
 Payout:

### Condominium Corporation Information

Corp #: **989**      Unit: **22**      % Ownr: **0.384**      Reserve:  
 Strg #: **41**      Prk Unit #:      M Appr: **Y**      Rsrv Dt:  
 Name: **GLASSHOUSE SKYLOFTS**      # Units: **195**      # Project: **195**  
 C Fee: **\$371.71 Monthly**      Unit Loc: **Upper Level Unit**      Mg Cmp: **TOWERS - 204-956-2739**  
 Includes: **Caretaker, Contribution to Reserve Fund, Insurance-Common Area, Landscaping/Snow Removal, Management, Recreation Facility, Water**  
 Restrict:

### Remarks & Directions

Remarks: **You've worked hard for all you have. It's time to invest back in yourself. Maybe you're a 1st time buyer? Downsizing? Or a savvy investor looking for a good return? You'll find it here at 405-311 Hargrave at the GLASS HOUSE LOFTS. Located in this concrete/steel high-rise, south facing & overlooking the Canada Life Centre in downtown Winnipeg w/fabulous city views. Not too high, not too low, but just right on the 4th floor you can have it all. This 1 bedroom condo provides an open concept floor plan w/ the view you want & the functional floor plan you need. An open eat-in kitchen overlooks the living room, leading to your own balcony. An office nook, storage closet w/built-in laundry, good sized bedroom & 4 pce bath complete your condo. The decor boasts a clever mix of industrial & modern, contemporary flair, your personal touches will make it home. \*BONUS\* This condo comes w/storage locker. AMENITIES INCL: A GYM, THEATRE ROOM, ROOF TOP PATIO/BBQ AREA & UPPER PARTY ROOM!**

Dir/GPS:

### General Information

Basement: **None**      B Dev:  
 Fireplace:      Shape:      FP Fuel:      # FP:  
 Lot Dim:      Survey:      Fndtn:  
 Frnt Exp:      Cnstrct: **Concrete**  
 Exterior: **Other-Remarks**      Water: **Municipal/Community**  
 Roof: **Tar & Gravel**      Sewer: **Municipal/Community**  
 Flooring: **Laminate, Tile**      H Fuel: **Electric**  
 Heating: **Forced Air, Parkade**      Hydro: **Budget \$100.00/M**  
 Gas: **Accessibility Access, Landscaped deck, Private Setting, Shopping Nearby, Public Transportation, View City, View**  
 Parking: **Accessibility Access, Balcony - One, Concrete floors, Concrete walls, Laundry - Main Floor, Microwave built in, No Smoking Home, Patio, Pet Friendly, Smoke Detectors**  
 Remodel: **24-hour Security, Accessibility Access, Elevator, Fitness workout facility, In-Suite Laundry, Professional Management, Rec Room/Centre, Security Entry, Security Personnel**  
 Site Influ: **Dishwasher, Dryer, Refrigerator, Stove, Washer**  
 Gds Incl: **None**  
 Gds Excl:  
 Rnt Eqp:

### Approximate Room Dimensions

Room	<u>L</u>	<u>Dimen</u>	Room	<u>L</u>	<u>Dimen</u>	Room	<u>L</u>	<u>Dimen</u>
Primary Bedroom	M	9.2X10	Living Room	M	8.4X10.4	Eat-In Kitchen	M	12.3X14.5
Four Piece Bath	M		Laundry Room	M				

#	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>	#	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>
Estimated:	0	0	0	1	0	0		0	0	0	0	0	0

Winnipeg Regional Real Estate Board assumes no responsibility for the accuracy of any information shown.