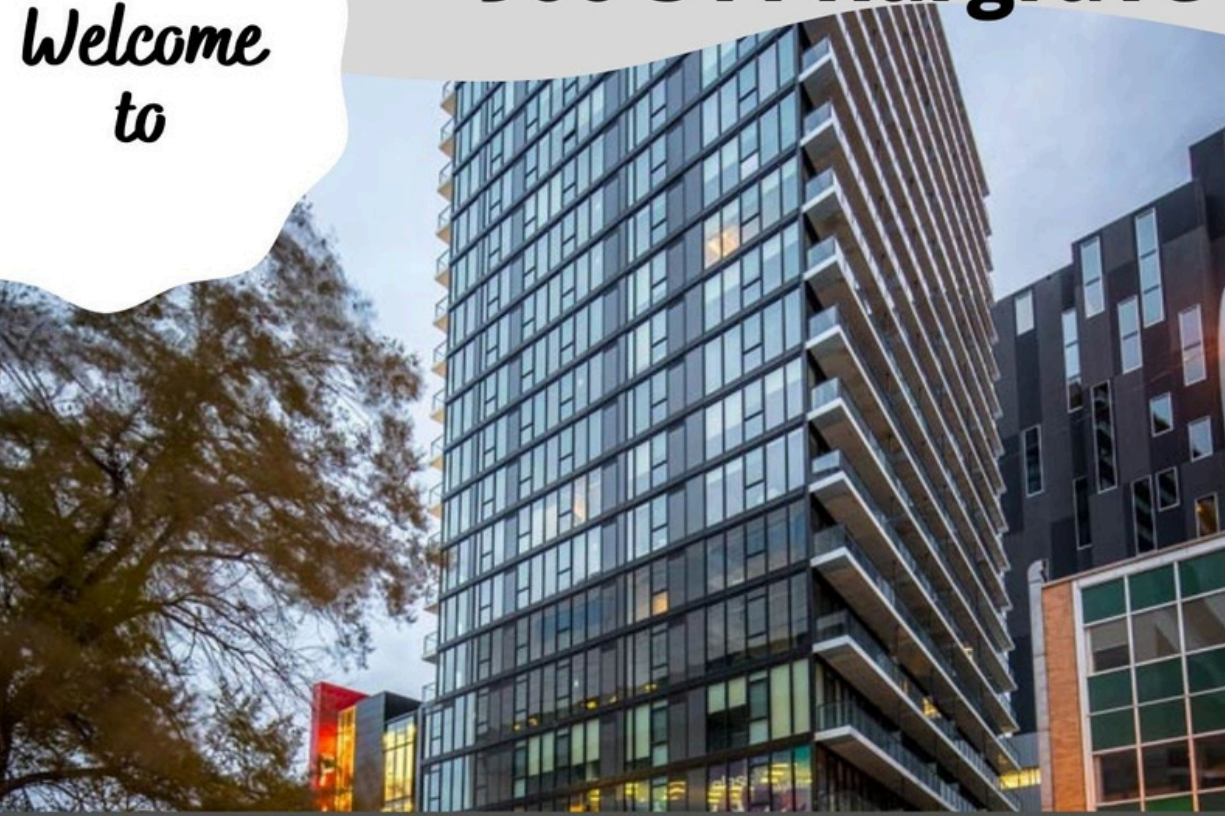


# 906-311 Hargrave Street

Welcome  
to



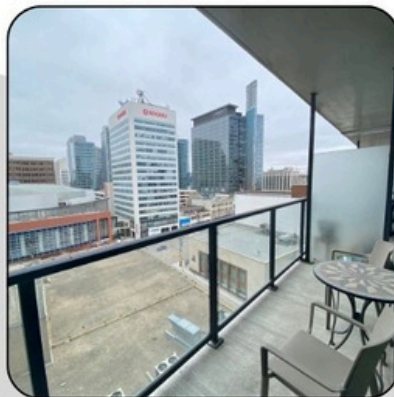
SCAN ME

## 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 906-311 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 9th 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 & parkade stall (\$35,000+ value).** 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



**Shawn Sommers**  
204.818.0707  
[www.ShawnSommers.com](http://www.ShawnSommers.com)



**Shawn Sommers Personal  
Real Estate Corporation**

# CrossProperty Client Full

## Property Type

<b>#906 311 Hargrave Street , Winnipeg R3B 0V8</b>		Area: <b>9A</b>	MLS® #: <b>202409286</b>
Nghbrhd: <b>Downtown</b>		Schl Div: <b>W1</b>	
Linc #: <b>013R099069735</b>	Liv Area: <b>46.64 M2/502 SF</b>	Tax Amt: <b>\$2,322.11</b>	Status: <b>Incomplete</b>
Type: <b>Apartment</b>	Fin Bsmnt: <b>.00 M2/ SF</b>	Tax Yr: <b>23</b>	List Price: <b>\$204,999</b>
Use: <b>Year-round</b>	Lot Front: <b>.00 M/ F</b>	Ed Tax: <b>\$19.29</b>	Sell Price:
Style: <b>1LEVL</b>	Lot Dpth: <b>.00 M/ F</b>	Imprv: <b>\$2</b>	Sell Date:
Yr Built/Age: <b>2016/</b>	Lot Area:	Spc Lvy:	DOM:
New Const: <b>No</b>	Bare Land: <b>No</b>	Payout:	
RMA: <b>3</b>	BDA: <b>1</b>	TBD: <b>1</b>	Baths: <b>F1/H0</b>
Legal:			
Add Lgl:			

## Condominium Corporation Information

Corp #: <b>989</b>	Unit: <b>73</b>	% Ownr: <b>0.384</b>	Reserve: <b>669901</b>
Strq #: <b>311</b>	Prk Unit #: <b>73</b>	M Appr: <b>Y</b>	Rsrv Dt: <b>03/12/2024</b>
Name: <b>Glasshouse Lofts</b>		# Units: <b>195</b>	# Project: <b>195</b>
C Fee: <b>\$526.50 Monthly</b>	Unit Loc: <b>Upper Level Unit</b>	Mg Cmp: <b>Towers Realty - Rebecca: 204-956-2739</b>	
Includes: <b>Caretaker, Contribution to Reserve Fund, Insurance-Common Area, Landscaping/Snow Removal, Parking, Recreation Facility, Water</b>			
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 906-311 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 9th 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 & parkade stall (\$35,000+ value). AMENITIES INCL: A GYM, THEATRE ROOM, ROOF TOP PATIO/BBQ AREA & UPPER PARTY ROOM!**

Dir/GPS:

## General Information

Basement: <b>None</b>	B Dev:	
Fireplace:	FP Fuel:	# FP:
Lot Dim:	Shape:	
Frnt Exp: <b>S</b>	Survey:	
Exterior: <b>Other-Remarks</b>	Fndtion: <b>Concrete, Piled</b>	
Roof: <b>Tar &amp; Gravel</b>	Cnstrct: <b>Concrete, Concrete and steel</b>	
Flooring: <b>Laminate, Tile</b>	Water: <b>Municipal/Community</b>	
Heating: <b>Forced Air</b>	Sewer: <b>Municipal/Community</b>	
Gas:	H Fuel: <b>Electric</b>	
Parking: <b>Gated parking, Plug-In, Parkade, Single Indoor; Enclsd: 1; Ttl: 1</b>	Hydro:	
Remodel: <b>Other remarks</b>		
Site Influ: <b>Shopping Nearby, Public Transportation, View City, View</b>		
Features: <b>Accessibility Access, Air Conditioning-Central, Balcony - One, Closet Organizers, Concrete floors, Concrete walls, Intercom, Microwave built in, Pet Friendly</b>		
Amenities: <b>Accessibility Access, Elevator, Fitness workout facility, Garage Door Opener, In-Suite Laundry, Party Room, Professional Management, Rec Room/Centre, Security Entry, Security Personnel</b>		
Gds Incl: <b>Blinds, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer</b>		
Gds Excl:		
Rnt Eqp: <b>None;</b>		

## Approximate Room Dimensions

Room	<u>L</u> <u>Dimen</u>	Room	<u>L</u> <u>Dimen</u>	Room	<u>L</u> <u>Dimen</u>																												
Bedroom	M 9.2X10	Living Room	M 8.4X10.4	Eat-In Kitchen	M 12.3X14.5																												
Four Piece Bath	M																																
<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td># Baths:</td> <td><u>1PC</u></td> <td><u>2PC</u></td> <td><u>3PC</u></td> <td><u>4PC</u></td> <td><u>5PC</u></td> <td><u>6PC</u></td> <td># Ensuite:</td> <td><u>1PC</u></td> <td><u>2PC</u></td> <td><u>3PC</u></td> <td><u>4PC</u></td> <td><u>5PC</u></td> <td><u>6PC</u></td> </tr> <tr> <td></td> <td>0</td> <td>0</td> <td>0</td> <td>1</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> </table>						# Baths:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>	# Ensuite:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>		0	0	0	1	0	0		0	0	0	0	0	0
# Baths:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>	# Ensuite:	<u>1PC</u>	<u>2PC</u>	<u>3PC</u>	<u>4PC</u>	<u>5PC</u>	<u>6PC</u>																				
	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.