

# \$399,900 - 36 James Street S Unit# 701, Hamilton

MLS® #40766775

**\$399,900**

2 Bedroom, 1.00 Bathroom, 781 sqft

Single Family on 0.00 Acres

104 - Central South, Hamilton, Ontario

Step into a timeless piece of Hamilton's history at the prestigious Pigott Building (circa 1929), located in the heart of downtown at Main & James. This beautifully designed 2-bedroom condo (converted to 1+ den) provides a seamless blend of old-world charm and contemporary style, making it ideal for professionals, creatives, and urban lifestyle seekers. Upon entry, the sun-filled living space greets you with stunning city and escarpment views, accentuated by large windows that bathe the home in natural light. The open concept living, dining, and kitchen area features a modern, neutral palette, stainless steel appliances, and a convenient breakfast bar, perfect for casual dining or entertaining. The spacious primary bedroom provides comfort and privacy, while the versatile den/home office grants flexibility for remote work or creative use. A 4-piece bath, in-suite laundry (with a stylish barn door enclosure), and ample storage complete the thoughtfully designed interior. Building amenities include a party room with billiards, a well-equipped gym, and secure underground parking with a private storage locker. With a Walk Score of 98., you are mere steps from GO Transit, major bus routes, the Hamilton Farmers' Market, shopping, and a dynamic selection of restaurants, cafes, and entertainment venues. Don't miss this opportunity to own a piece of Hamilton's history while enjoying the convenience of modern urban living. (id:6289)



## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 40766775      |
| Price          | \$399,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Square Footage | 781           |
| Acres          | 0.00          |
| Type           | Single Family |
| Sub-Type       | Condominium   |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 36 James Street S Unit# 701 |
| Subdivision | 104 - Central South         |
| City        | Hamilton                    |
| Province    | Ontario                     |
| Postal Code | L8P4W4                      |

## Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Hospital, Public Transit, Exercise Centre, Party Room |
| Features       | Southern exposure                                     |
| Parking Spaces | 1                                                     |
| Parking        | None, Underground                                     |

## Interior

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings |
| Heating      | Electric Forced air                                                         |
| Cooling      | Central air conditioning                                                    |
| # of Stories | 1                                                                           |

## Exterior

|              |                                |
|--------------|--------------------------------|
| Exterior     | Concrete                       |
| Construction | Concrete block, Concrete Walls |
| Foundation   | Poured Concrete                |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage State Realty Inc. |
|----------------|--------------------------------|



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