

**1440 S MICHIGAN AVENUE #521**  
SOUTH LOOP





1 BEDROOM  
1 BATH  
TAXES: \$3,320.01  
ASSESSMENTS: \$356.74

## LIVE IN THE HEART OF THE SOUTH LOOP

Perfectly positioned in the heart of the South Loop, this quiet concrete loft overlooks a lovely landscaped courtyard and is close to everything you love about this vibrant neighborhood.

This super quiet top floor loft has concrete between floors and ceilings, so you won't hear your neighbors, and a desired open concept layout to your main kitchen and living space with hardwood floors, high ceilings, and a balcony for grilling.

The kitchen has stainless steel appliances, granite counters and peninsula for barstools.

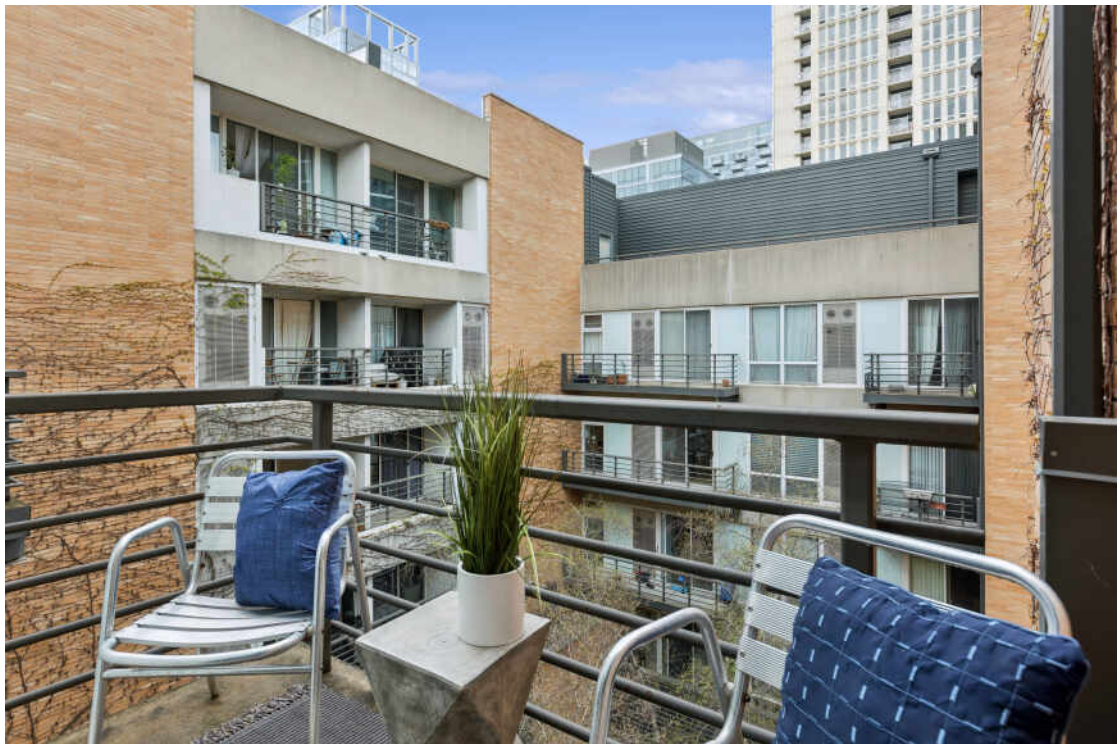
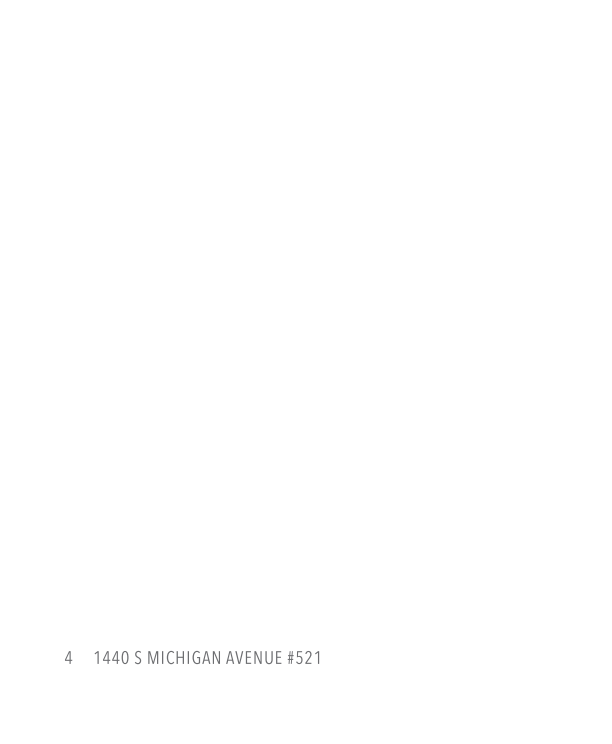
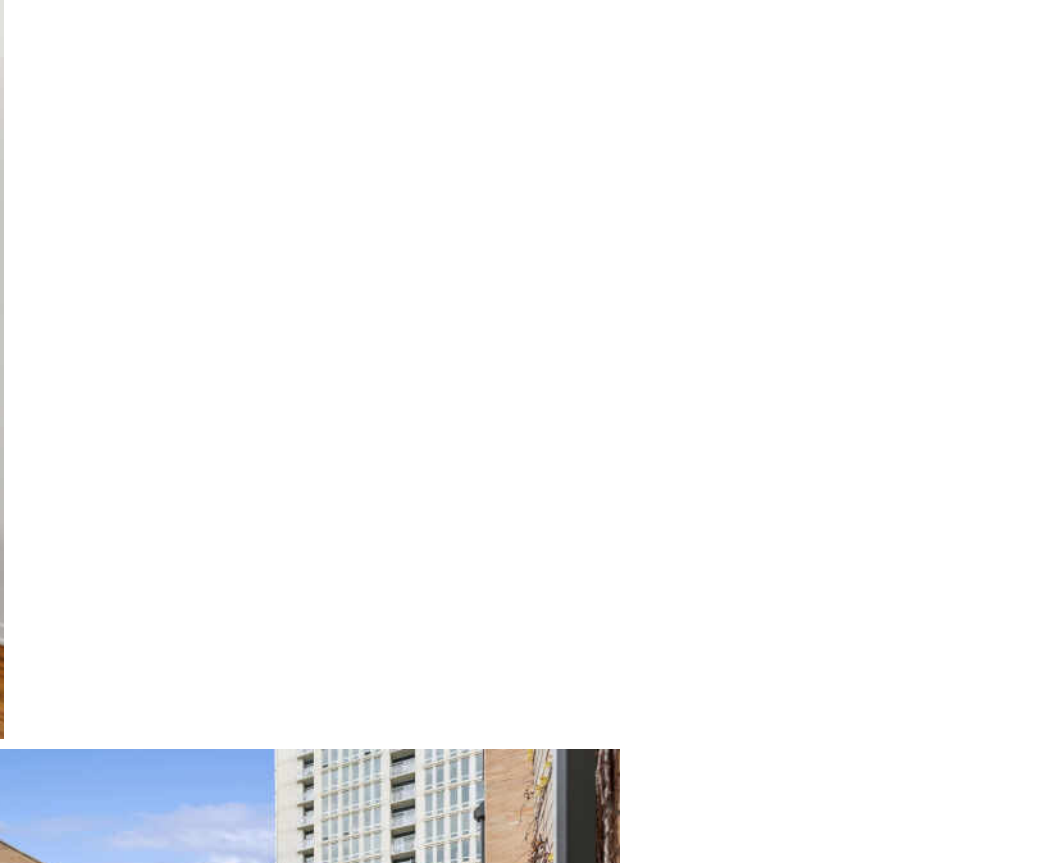
An enclosed bedroom for privacy has large floor-to-ceiling windows overlooking the lovely landscaped courtyard, with alcove for home office space and a double-door closet. Full bathroom has a deep soaking tub with shower, coat closet, and in-unit laundry are off the hall.

Updates include New Paint 2025, W/D 2023, refrigerator 2023, dishwasher 2018, HVAC 2017.

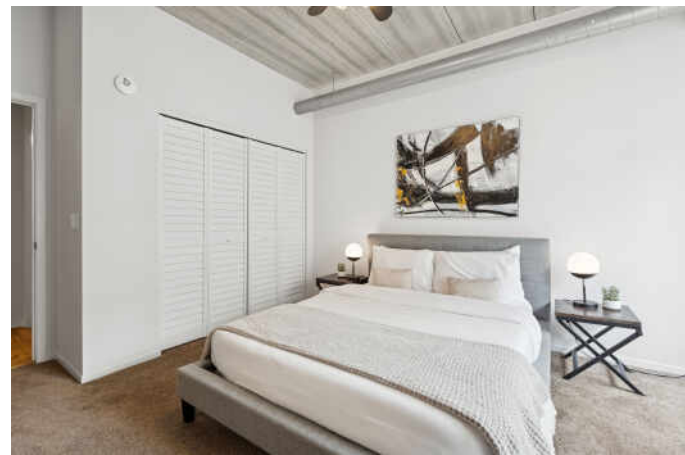
Enjoy the convenience of an elevator to a furnished common roof deck, extra storage, and professional management in this well run building with strong reserves. Comcast cable and internet are included in low HOA dues of \$356.74 with only \$282.50 for condo + \$74.24 for Comcast cable and internet.

This home has an iconic Michigan Ave address but entry level price point - ideal for your first home or an affordable in-town, second home - close to the lakefront, Museum Campus, Soldier Field, Grant Park, festivals, Fred Anderson dog park, many restaurants and shops, with Michigan Ave bus line right outside and Roosevelt train station a short walk away.

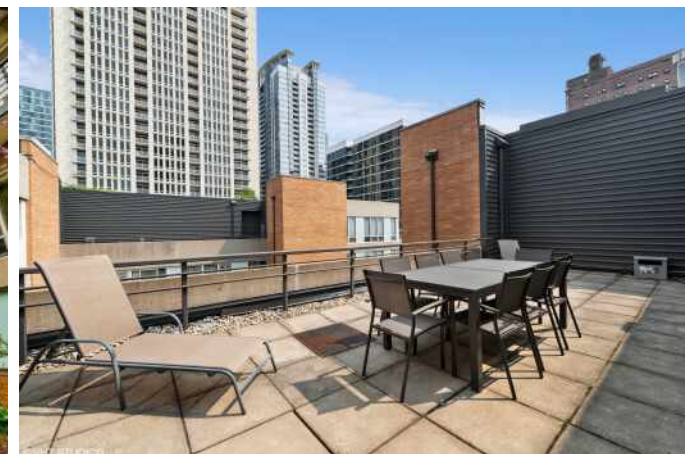




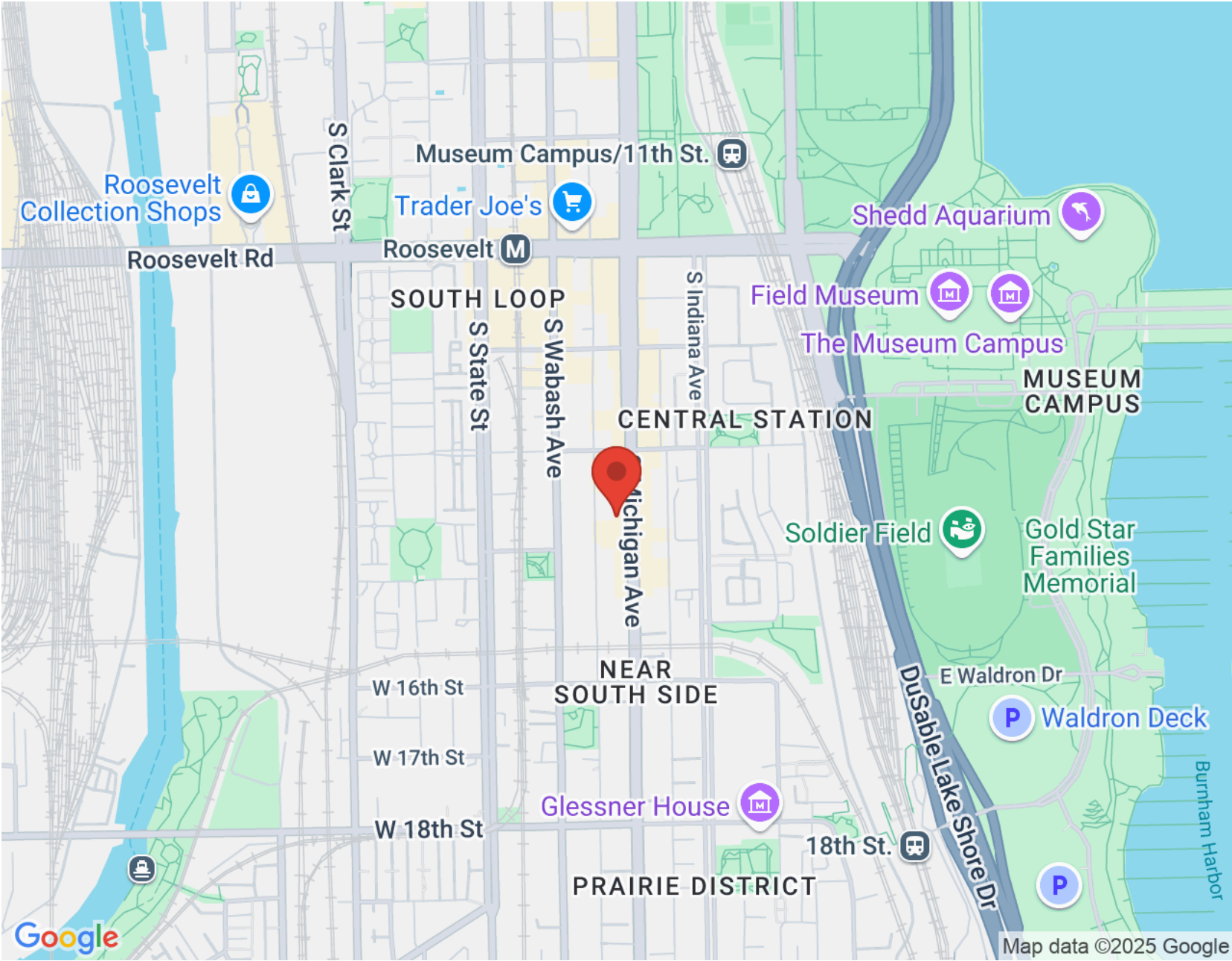














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