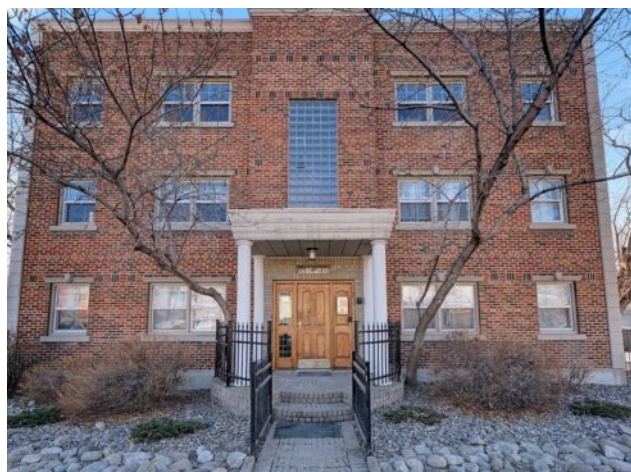


11, 1125 17 Avenue SW
Calgary, Alberta

MLS # A2286633



\$260,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	799 sq.ft.	Age:	1951 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 675
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	C-COR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan		

Inclusions:	N/A
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Experience downtown living in the heart of it all. This bright corner end unit stands out with windows on both sides, filling the space with natural light throughout the day. As you enter the unit to the left, the open-concept layout creates a seamless flow between the living area, dining, and kitchen, making it feel spacious and comfortable from the moment you walk in. The kitchen is equipped with NEW APPLIANCES and offers plenty of cabinet and prep space. To the right, you will find a beautiful 4-piece bathroom and two generously sized bedrooms, along with the convenience of IN-UNIT WASHER and DRYER. A rare find for a downtown property, this unit also includes EXTRA STORAGE in the basement and a dedicated PARKING STALL, adding valuable space and everyday convenience. Residents can enjoy a lovely courtyard and a shared patio area complete with a barbecue, perfect for relaxing or entertaining outdoors. Located in the heart of downtown, you are steps from restaurants, cafés, and nightlife, minutes to GoodLife Fitness, and just 10 minutes to the Saddledome for concerts, Flames games, and major events.