



GRASSROOTS
REALTY GROUP

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401, 1110 17 Street SW
Calgary, Alberta

MLS # A2248443



\$439,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,203 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 914
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Hood Fan

Welcome to this awesome 1200+ sq ft. 2 BED, 2 BATH + loft apartment in the heart of downtown Calgary! This top-floor end unit is a real gem with big west-facing windows and a beautiful skylight that floods the whole place with natural light. As you step inside, you'll be greeted by a spacious entryway that leads you to the main living area. The open concept living room has soaring ceilings and is perfect for entertaining. There's also a cozy gas fireplace, great for those chilly Calgary nights no matter the season. The open concept kitchen with breakfast bar is fully equipped and overlooks the living room, making it easy to move around the floor plan. On the main floor, you'll find a spacious primary bedroom with a large walk-in closet and a full ensuite bathroom. The large second bedroom has a double closet with plenty of space. A sleek staircase leads you to the upper level where you'll find the sprawling loft. You can use it as an office, extra bedroom, or even an exercise studio …your choices are endless. The unit also has in-suite laundry and assigned underground parking and lots of visitor parking…. and guess what? Condo fees include electricity, which is a huge plus! Sunalta is a charming neighbourhood with lots of green spaces, a community garden, an outdoor skating rink, the Calgary Tennis Club, and the LRT station is just two blocks away. Such a great place that is walkable to restaurants, coffee shops and everything else that matters.