



**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: -

Water: -

Sewer: -

Condo Fee: \$ 675

LLD: -

Zoning: C-COR1

Utilities: -

Heating: Baseboard
Floors: Hardwood
Roof: Tar/Gravel
Basement: -
Exterior: Brick
Foundation: Poured Concrete
Features: Built-in Features, Open Floorplan

Inclusions: N/A

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.