



**GRASSROOTS**  
REALTY GROUP

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

Water:	-
Sewer:	-
Condo Fee:	\$ 675
LLD:	-
Zoning:	C-COR1
Utilities:	-

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, caf&eacute;s, and nightlife, minutes to GoodLife Fitness, and just 10 minutes to the Saddledome for concerts, Flames games, and major events.