

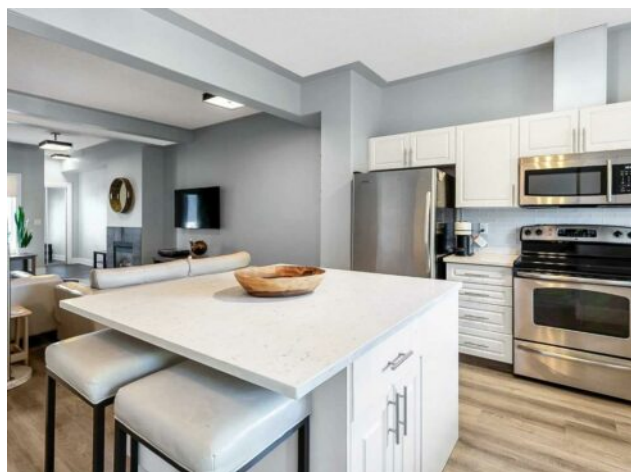


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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2, 1720 11 Street SW
Calgary, Alberta

MLS # A2226249



\$425,000

Division:	Lower Mount Royal		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	874 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 506
Basement:	See Remarks	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this charming townhouse nestled in the heart of Lower Mount Royal, where vibrant city living meets peaceful residential comfort. This two bedroom plus bonus room (located in the basement could be multi purposed as guest room, office, den, workout room etc) home offers 873 square feet on just the main floor with a total of 1,057 square feet of developed living space—significantly more generous than typical downtown condos at this price point. Perfectly positioned in a sneaky quiet location, you'll enjoy being steps away from Calgary's best dining, shopping, and entertainment without the noise and bustle. The thoughtfully designed floor plan maximizes functionality while providing ample storage throughout—a rare feature in most urban condominiums. The basement is a versatile gem with 184 square feet of additional developed living space including the third bedroom (window is not egress) and 4 piece bathroom with an additional 137 sq ft that currently houses laundry facilities and storage but could easily be developed and serve as a guest area, home office, or small recreation room. Having your own dedicated furnace and hot water tank means reasonable utility costs alongside manageable condo fees—a substantial cost advantage over comparable properties. Recent renovations showcase beautiful vinyl plank flooring and a gorgeous kitchen that truly serves as the heart of this home. The large east and south-facing patio welcomes abundant natural light and features a gas BBQ line—an outdoor luxury many downtown dwellers can only dream of! This well-maintained complex has seen significant investment in capital improvements over recent years, with majority of large replacement costs already covered, providing peace of mind for future owners and protecting your investment for years to come.

Underground parking is a premium feature, with your dedicated stall positioned conveniently at your unit's entrance. All three bedrooms offer generous proportions, with the primary bedroom boasting a walk-in closet and space for a king-sized bed—a rarity in urban living spaces. The neighborhood truly shines with multiple transit locations within walking distance including both the West Kirby and Sunalta C-Train Station just a five-10 minute walk away, Co-op Midtown grocery store four minutes away, and multiple parks within a short stroll. Downtown is merely an 11-minute bike ride or walk, making commuting a breeze. Pet lovers rejoice—this extremely pet-friendly complex welcomes your furry companions with board approval!