



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

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401, 1110 17 Street SW  
Calgary, Alberta

MLS # A2248443



\$450,000

|             |                                                                                                            |            |        |
|-------------|------------------------------------------------------------------------------------------------------------|------------|--------|
| 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 &hellip;your choices are endless. The unit also has in-suite laundry and assigned underground parking and lots of visitor parking&hellip;. 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.