# \$425,000 - 2, 1720 11 Street Sw, Calgary

MLS® #A2226249

## \$425,000

2 Bedroom, 2.00 Bathroom, 874 sqft Residential on 0.00 Acres

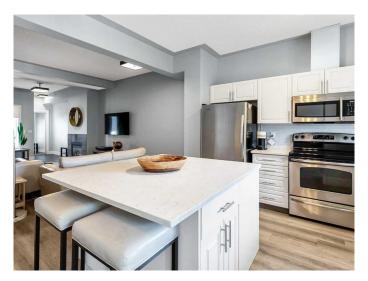
Lower Mount Royal, Calgary, Alberta

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 spaceâ€"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 throughoutâ€"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 feesâ€"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 lineâ€"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 bedâ€"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 rejoiceâ€"this extremely pet-friendly complex welcomes your furry companions with board approval!

Built in 1998

## **Essential Information**

MLS® # A2226249 Price \$425,000

Bedrooms 2 Bathrooms 2.00 Full Baths 2

Square Footage 874

Acres 0.00

Year Built 1998

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

## **Community Information**

Address 2, 1720 11 Street Sw

Subdivision Lower Mount Royal

City Calgary

County Calgary

Province Alberta

Postal Code T2T 3L6

### **Amenities**

Amenities Other

Parking Spaces 1

Parking Assigned, Underground

### Interior

Interior Features Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan,

Pantry, See Remarks, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement See Remarks

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Courtyard

Lot Description Back Lane, Street Lighting

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 30th, 2025

Days on Market 75

Zoning M-C2

## **Listing Details**

Listing Office eXp Realty

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