



1720 11 Street Calgary Alberta

\$434,900

Welcome to this charming townhouse nestled in the heart of Lower Mount Royal, where vibrant city living meets peaceful residential comfort. This three-bedroom, two-bathroom 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 th...

Bedroom 10.17 Ft x 10.83 Ft

Laundry room 21.00 Ft x 5.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 21.83 Ft x 10.00 Ft

Other 11.25 Ft x 10.50 Ft

Primary Bedroom 9.08 Ft x 12.25 Ft

Bedroom 12.42 Ft x 8.83 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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