



# 1720 11 Street Calgary Alberta

\$425,000

\*OH - Saturday, July 6, 12:00 - 3:00 PM\* Discover this trendy two bedroom plus loft townhouse just south of vibrant 17th Avenue. Nestled in the charming area of Lower Mount Royal and spanning nearly 1,200 sq ft, this distinctive townhome is tailored for the discerning urban dweller. Step into the bright kitchen featuring granite countertops, pristine white cabinetry, a stylish tile backsplash, stainless steel appliances, and a convenient corner built-in bar table. Unwind by the cozy gas fireplace in the great room, accented with a tiled surround. The main floor also has a half bath. Upstairs, discover a stacking laundry unit, a guest bedroom, and a luxurious 5-piece bathroom boasting a double vanity and an impressive new tiled tub/shower combo with matte black hardware. The primary bedroom stands out with vaulted ceilings, a bay window, an upper loft area, and cleverly concealed storage space—perfect for both relaxation and productivity. Enjoy two outdoor patio spaces, one with a built-in gas BBQ line, a Nest thermostat for optimal comfort, and the added convenience of underground parking. Upgraded Hardie Board siding and recently updated with new hardwood flooring on the main level, this home offers a turnkey opportunity in a quiet yet highly desirable city location. Explore countless local shops, grocery stores, restaurants, pubs, and patios along the renowned 17th Avenue. (id:6769)

Primary Bedroom 17.58 Ft x 14.83 Ft

Bedroom 11.17 Ft x 9.75 Ft

Laundry room 3.42 Ft x 3.33 Ft

5pc Bathroom Measurements not available

Loft 17.33 Ft x 14.83 Ft

Living room 15.92 Ft x 14.83 Ft

Kitchen 16.50 Ft x 14.83 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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