

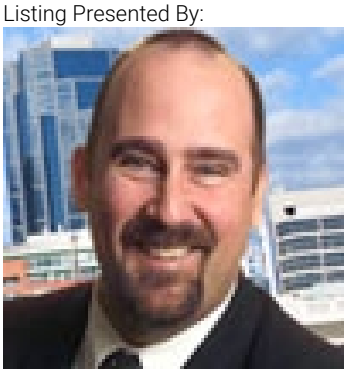
1720 11 Street Calgary Alberta

$399,900

DOWNTOWN LIFESTYLE. TOWNHOUSE LIVING. ANYTHING BUT ORDINARY!Love the energy of downtown living but wish you had more space, privacy and flexibility without giving up the lifestyle you love? Here's your chance to have the best of both worlds!Tucked into a quiet pocket of sought-after Lower Mount Royal, this unique townhouse-style home is a refreshing alternative to conventional condo living! One of only FOUR units featuring this particular floor plan in the complex, it's a rare find in a welcoming, well-managed community where homes don't often change hands!MORE SPACE THAN MEETS THE EYE! Enjoy 873 sq. ft. above grade PLUS just over 300 sq. ft. of additional lower-level space! The main living level features two generously sized bedrooms with room for substantial furniture, a spacious bathroom, inviting living areas and a beautifully renovated kitchen with stylish cabinetry, gorgeous finishes and plenty of workspace. Downstairs, a versatile bonus room/den offers fantastic flexibility for a home office, movie lounge, fitness area or gaming space, along with a four piece bathroom, convenient in-suite laundry and valuable additional storage.YOUR OWN PRIVATE OUTDOOR ESCAPE! Enjoy morning coffee or summer BBQs (gas line) on your bright, sunny, enclosed elevated patio, offering added outdoor space without direct access from ground level.PRIVACY AND CONVENIENCE? CHECK! A gated entrance keeps your front door tucked away from public access, while underground parking connects directly to your home's lower-level entrance. No apartment lobbies or long hallways! Pet-friendly too, including dogs, subject to board approval!With condo fees of $522.90/month, your own furnace and hot water tank, a friendly community and a history of very little turn over within the complex, there's plenty to love!AND THE LOCATION? HARD TO BEAT! Walk to fantastic restaurants, cafes, boutiques, shopping...

4pc Bathroom .00 Ft x .00 Ft
Laundry room 21.00 Ft x 5.67 Ft
Bonus Room 10.17 Ft x 10.83 Ft
Living room 21.83 Ft x 10.83 Ft
Kitchen 11.25 Ft x 10.50 Ft
Primary Bedroom 9.83 Ft x 12.25 Ft
Bedroom 8.83 Ft x 12.42 Ft
3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

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