



# 1735 11 Avenue Calgary Alberta

\$262,500

This bright and beautifully maintained 2-bedroom, 2-bathroom condo offers the ideal blend of comfort, convenience, and low-maintenance living. Whether you're stepping into homeownership for the first time or looking to downsize without sacrificing space, this thoughtfully designed layout just makes sense. Natural light fills the open-concept living area, creating a warm and welcoming space to relax or entertain. The functional kitchen and dedicated dining area offer plenty of room for everyday living, while the spacious living room opens onto a large private balcony -- perfect for morning coffee or quiet evenings outdoors. The primary bedroom features generous closet space and a full ensuite with a jetted tub, giving you a private retreat at the end of the day. A second bedroom and full bathroom provide flexibility for guests, a home office, or hobbies. Plus, the in-suite storage room means everything has its place. Enjoy the added security of FOB-controlled access and the convenience of your own underground parking stall -- no scraping windshields in the winter. This pet-friendly building is ideally located near parks, walking paths, playgrounds, and the LRT, making it easy to stay connected while enjoying nearby green space. With a new asphalt shingle roof completed in 2024, this well-managed building offers peace of mind -- so you can focus on enjoying your home, not maintaining it. Simple. Comfortable. Move-in ready. An opportunity to own with confidence -- or downsize with ease.

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4pc Bathroom 7.83 Ft x 5.00 Ft

Primary Bedroom 12.50 Ft x 10.75 Ft

Living room 15.00 Ft x 11.58 Ft

Dining room 10.08 Ft x 8.08 Ft

Kitchen 9.08 Ft x 7.92 Ft

Other 20.00 Ft x 5.75 Ft

Other 4.92 Ft x 3.58 Ft

Storage 5.83 Ft x 3.92 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Bedroom 12.50 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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