

**101, 1110 17 Street SW
Calgary, Alberta**

MLS # A2254918



\$375,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	945 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, On Street, Other, Parkade, See Remarks, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 731
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	Bedframe, Headboard and Closet in Primary		

Now this is an opportunity! A raised condo (not on the ground floor) with elevator access or just one easy flight of stairs. This spacious 2-bedroom, 2-bathroom unit offers over 900 sq. ft. of comfortable living in a boutique building, right in the heart of Sunalta. You'll love being close to downtown and 17th Ave without all the noise. The open-concept floor plan is functional and inviting, with a corner kitchen featuring newer quartz countertops, custom cabinetry, stylish backsplash, updated sink and faucet, pantry, breakfast bar, and even a coffee station – a perfect setup for entertaining. The large dining area easily accommodates seating for six, a rare find in condo living. The bright living room is highlighted by large windows and a cozy gas fireplace. The second bedroom doubles perfectly as a den or home office, while the spacious primary suite offers double closets, custom built-ins that match the bedframe/headboard, and a beautifully updated 4-pc ensuite with a new vanity. Additional updates include new lighting, fresh paint, and recently replaced washer/dryer. This unit also boasts two balconies: a west-facing option with BBQ hookup and a larger patio that's ideal for lounging or entertaining on warm summer days. Enjoy the convenience of heated underground parking with a storage cage, plus the option to rent an additional storage locker and access a secure bike room. Best of all – condo fees include electricity! Located on 12th Ave, the new bike lane is right at your doorstep. Sunalta is a vibrant neighbourhood with green spaces, a community garden, outdoor skating rink, the Calgary Tennis Club, and the LRT station just two blocks away. Beer lovers will appreciate having 2 House Brewing, Tail Gunner Brewing, and Alberta Beer Exchange all within walking distance. This well-maintained unit truly has it all – come see it

today, it's sure to impress!