

5, 1125 17 Avenue SW
Calgary, Alberta

MLS # A2313854



\$270,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	802 sq.ft.	Age:	1951 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 675
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	C-COR1 f3.0h23
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions: N/A

A PRIVATE SINGLE GARAGE and a PARKING PAD in a Downtown Condo ... a combo that simply doesn't exist anywhere else!!! SO STOP THE SCROLL - and check out this SPECIAL unit! This 2 bedroom condo is ANYTHING but cookie-cutter… it’s got character, it’s got space, AND an absolutely unbeatable location! Welcome to a truly rare opportunity in Lower Mount Royal, a home perfectly positioned for someone wanting to be just steps for the energy of 17th Ave! Imagine yourself grabbing coffee at Deville (1 min walk) on the daily, brunching at Maven (4 min walk) and trying a new restaurant every Friday night… all within a few minutes WALK… it’s not just a home, it’s truly a lifestyle! When you step inside… you’ll immediately notice the timeless architectural details, including beautiful arched doorways that add warmth and personality you simply won’t find in newer builds! Paired with numerous windows, ample daylight, hardwood floors and a spacious, functional layout, the home strikes the perfect balance between classic charm and everyday comfort. And then there’s the feature that’s nearly impossible to find at this price point in this location… a private single detached garage! Whether it’s for parking, storage, or simply avoiding the hassle of street parking, this is a true inner-city luxury! You also have access to a parking pad right out front of your private garage… giving you not one, but TWO parking spaces total with the purchase of this unit! Additional highlights include in-suite laundry, a separate and very spacious storage locker downstairs, and access to a stunning shared patio - perfect for soaking in the city atmosphere or entertaining on warm summer nights! Character. Location. Convenience. This is your chance to own a piece of Calgary’s history -

right in the middle of the 17th ave action!