

404, 1110 17 Street SW
Calgary, Alberta

MLS # A2324548



\$399,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,137 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 909
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions:	NA
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Pet-friendly, top-floor end unit with stunning downtown views, vaulted ceilings, 2 Bedrooms + spacious loft (spare bedroom/office) with skylight, elevator access, heated underground parking with storage locker, additional storage space available on main floor, and all utilities included in the condo fees. Freshly updated unit with new paint throughout, including painted doors, walls, new baseboards and new carpets. This bright and spacious condo offers an open-concept layout with a generous kitchen featuring granite countertops, stainless steel appliances, double sink with garburator, and a corner pantry and plenty of prep space. The kitchen flows into the dining and living areas, where soaring vaulted ceilings, a gas fireplace and large windows create an impressive sense of space with an arch and double linen closets. The large primary bedroom includes his and her closets and a private 4-piece ensuite. Upstairs, the loft overlooks the main living area and is filled with natural light from the skylight above, making it a great space for an office, reading area, media room or 3rd bedroom! The private balcony includes a BBQ gas line and beautiful full downtown views. Additional features include in-suite laundry with LG washer and dryer, and dimmers in most areas. Located just steps from the Sunalta CTrain Station, with an easy walk to downtown, top rated schools, tennis courts, parks, clinics, cafes, and other nearby amenities. Condo fees include electricity, water, gas, heat, garbage, plumbing, window cleaning, unit maintenance, common area maintenance, foliage care, and snow removal. Top-floor units like this do not come up often, offering excellent value in a highly convenient inner-city location.