



**DJ Golden**  
**REAL ESTATE**

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

**MLS # A2254918**



**\$389,000**

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

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 731
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	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&rsquo;s sure to impress!