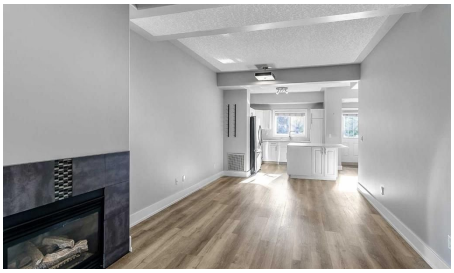
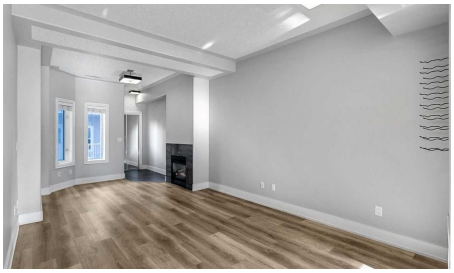
2 1720 11 Street SW

Calgary | Active | MLS® A2353488

$399,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1998**	**873.52 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

DOWNTOWN LIFESTYLE. TOWNHOUSE LIVING. ANYTHING BUT ORDINARY!

Love the energy of downtown living but wish you had more space, privacy and flexibility without giving up the lifestyle you love? Here's your chance to have the best of both worlds!

Tucked into a quiet pocket of sought-after Lower Mount Royal, this unique townhouse-style home is a refreshing alternative to conventional condo living! One of only FOUR units featuring this particular floor plan in the complex, it's a rare find in a welcoming, well-managed community where homes don't often change hands!

MORE SPACE THAN MEETS THE EYE! Enjoy 873 sq. ft. above grade PLUS just over 300 sq. ft. of additional lower-level space! The main living level features two generously sized bedrooms with room for substantial furniture, a spacious bathroom, inviting living areas and a beautifully renovated kitchen with stylish cabinetry, gorgeous finishes and plenty of workspace. Downstairs, a versatile bonus room/den offers fantastic flexibility for a home office, movie lounge, fitness area or gaming space, along with a four piece bathroom, convenient in-suite laundry and valuable additional storage.

YOUR OWN PRIVATE OUTDOOR ESCAPE! Enjoy morning coffee or summer BBQs (gas line) on your bright, sunny, enclosed elevated patio, offering added outdoor space without direct access from ground level.

PRIVACY AND CONVENIENCE? CHECK! A gated entrance keeps your front door tucked away from public access, while underground parking connects directly to your home's lower-level entrance. No apartment lobbies or long hallways! Pet-friendly too, including dogs, subject to board approval!

With condo fees of $522.90/month, your own furnace and hot water tank, a friendly community and a history of very little turn over within the complex, there's plenty to love!

AND THE LOCATION? HARD TO BEAT! Walk to fantastic restaurants, cafés, boutiques, shopping and the nightlife of 17th Avenue! Minutes from downtown, with nearby LRT stations, convenient transit and easy access west for weekend mountain escapes.

MORE SPACE. MORE PRIVACY. SAME DOWNTOWN LIFESTYLE.

Rarely available. Exceptionally located. Refreshingly different. Welcome home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353488

Bedrooms	2
Bathrooms	2
Year Built	1998
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	873.52 sq. ft.
Main Level Finished Area:	873.52 sq. ft.
Below Grade Finished Area:	321.83 sq. ft.
Condo Fee:	$522.90
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1998 (Age: 28)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2

Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	9811431
Heating:	Central
Basement:	Full, Partially Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Luxxen Maisonette
Community:	Lower Mount Royal
Amenities:	None

Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 21'10" × 10'10" ·
Main Floor	Kitchen · 11'3" × 10'6" ·
Main Floor	Bedroom - Primary · 12'3" × 9'10" ·
Main Floor	Bedroom · 12'5" × 8'10" ·
Lower Level	Bonus Room · 10'10" × 10'2" ·
Basement	Laundry · 21' × 5'8" ·
Title to Land:	Fee Simple
Community Features:	Gated, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks
Exterior Features:	Balcony, BBQ gas line, Courtyard
Patio And Porch Features:	Balcony(s), Deck, See Remarks
Lot Features:	Back Lane, Low Maintenance Landscape, See Remarks, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-1720-11-street-sw-calgary-a2353488/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.