9 1125 17 Avenue SW

Calgary | Active | MLS® A2358292

$209,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1951**	**607.46 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Are you looking for an affordable renovated Lower Mount Royal condo in a historic Brick building with parking? What about being steps from all the restaurants and shopping of 17th Ave, and the tree lined streets of Mount Royal? Whether you are looking for your next rental or to get into the market - this could be the one you have been waiting for! This building has lush landscaping and a shared second floor terrace with BBQ and heaters. Just over 600sqf, this updated character home is freshly painted and faces west along 10a Street. The eat in kitchen has brand new appliances and counters, ample storage and a bright window gazing out to mature trees. Refinished original hardwood floors stretch through the airy living room with picture windows and a decorative fireplace with built in storage mantle. The hardwood floors run down the hallway to the large bedroom with a walk-in closet; set around the corner from the main living area with access to the 4-piece bathroom. Featuring undated lighting, in suite laundry, assigned parking and a storage locker, this home oozes character and move in ready! With one of the most walkable locations in the Inner City, you are steps from all the action. Fancy a night out singing Karaoke at Watchman’s? Coffee at Deville? Lunch at Alumni? Contact your trusted agent to book a showing before She Gon’!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358292
Bedrooms	1
Bathrooms	1
Year Built	1951
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	607.46 sq. ft.
Condo Fee:	$518.00

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	North
Unit Exposure:	West
Floor Location:	Other
Entry Level:	2
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	1951 (Age: 75)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0011766
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Hall, In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Lower Mount Royal
Amenities:	Picnic Area, Roof Deck, Storage
Appliances:	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 12'10" × 8' ·
Main Floor	Bedroom · 13'6" × 9'9" ·
Main Floor	Living Room · 17' × 11'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Stone Counters
Exterior Features:	Courtyard, Outdoor Grill
Patio And Porch Features:	Rear Porch
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	C-COR1
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/9-1125-17-avenue-sw-calgary-a2358292/

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

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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