

# \$275,000 - 307, 1540 17 Avenue Sw, Calgary

MLS® #A2235841

## \$275,000

2 Bedroom, 2.00 Bathroom, 779 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Do you wish to be steps from the nightlife of 17th Ave and the fine dining of the Design District? How about with a patio framed by trees and less than 10 minutes to the Bow River. This could be just what you have been waiting for. This fantastic 2 bedroom, 2 bathroom condo in Skyline features a unique building set up that doesn't have neighbours on either side of the hall. Offering views to the North that stretch to Nose Hill, and South exposure; the sunlight cascading across 17th Ave at your front door. The open concept living features a large living room with gas fireplace, laminate flooring and a dining room that overlooks the patio. Plants will love this home! The kitchen has a raised peninsula island, updated appliances and a pantry. Take your choice of bedrooms, each with an ensuite bathroom. The primary suite has an attached 3 piece bathroom with southern sun, and the generous secondary bedroom is actually bigger and shares the same view as the dining room. A 4 piece bathroom with tub is right next door to this bedroom and does have entry from the bedroom. This unit also has in unit laundry, self contained furnace for heating, assigned storage locker and an titled underground parking stall! You will be minutes to walk to all your favourite restaurants, pubs and cute stores like Zoes. Spin your heart out across the street at League or take part in their Yoga classes. The summer is just getting going and you could be living downtown before you know it! Call your trusted agent for a



private showing before She Gon'!

Built in 2001

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2235841          |
| Price          | \$275,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 779               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 307, 1540 17 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 0C8                |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Elevator(s)                 |
| Parking Spaces | 1                           |
| Parking        | Parkade, Stall, Underground |
| # of Garages   | 1                           |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer<br>Stacked |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |

|                 |     |
|-----------------|-----|
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 4   |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Construction      | Stucco, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 4               |
| Zoning         | C-COR1 f3.0h23  |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.