

# \$304,900 - 305, 1540 17 Avenue Sw, Calgary

MLS® #A2232560

**\$304,900**

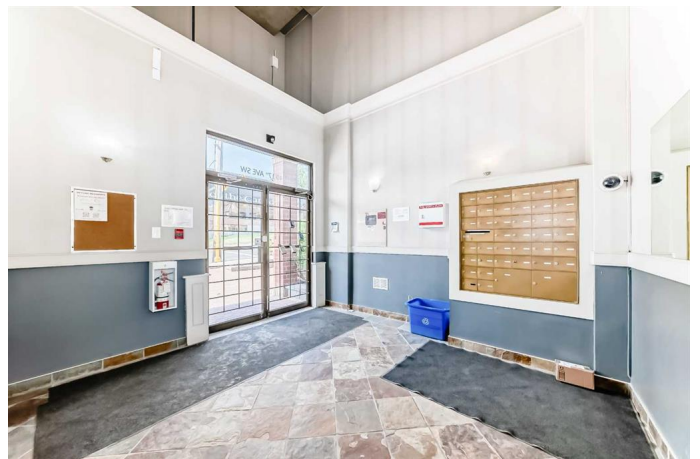
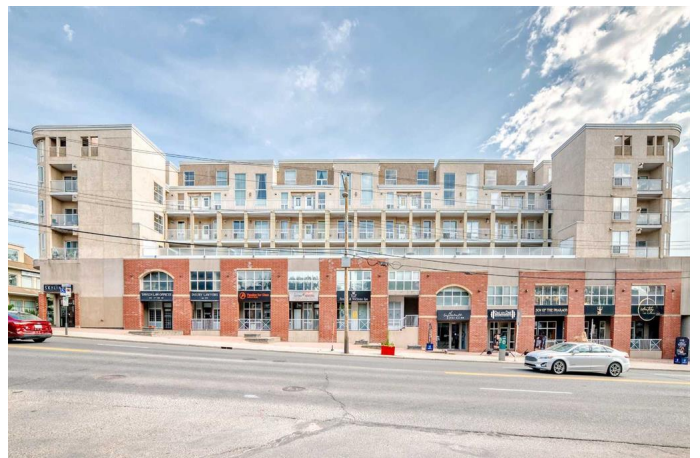
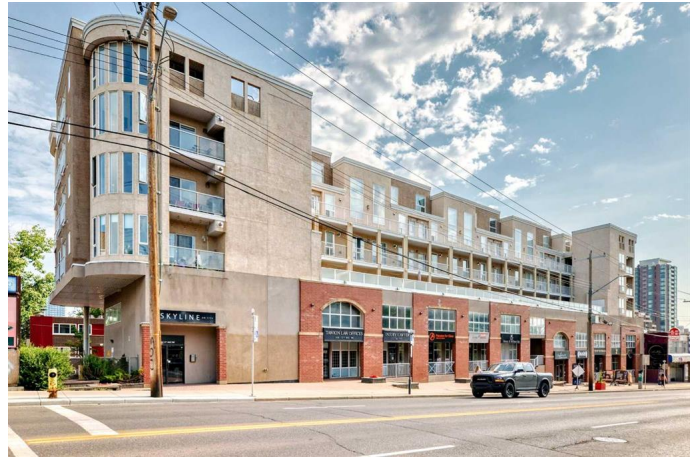
2 Bedroom, 2.00 Bathroom, 818 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

One of the HOTTEST inner city communities, Sunalta in SW is offering you a beautiful home today. This 2 bedroom and 2 bathroom condo has amazing DOWNTOWN VIEW, VERY BRIGHT & FUNCTIONAL FLOORS PLAN for your convenience. This apartment has a perfect north-south orientation. The primary bedroom window faces the back, while the second bedroom window faces south. The layout allows for excellent airflow, keeping the home cool in summer and warm in winter. This open-concept floor plan offers a chic living space, a trendy dining room with a focal wall & shelving, and an updated kitchen with crisp two-toned cabinets, new stainless steel appliances, quartz countertop, and a stylish island/breakfast bar – perfect for the at-home gourmet! Other features include a fresh paint palette, new wide-plank laminate flooring, upgraded light fixtures, upgraded built-in LED lights with dimmer switches, a heated underground parking stall, a storage locker, in-suite laundry, a large balcony, and unobstructed views. This is an ideal property for entertaining guests before a night out and is conveniently located close to all the amenities of 17th Ave, breweries/pubs, restaurants, public transportation, and a quick walk to the walking/biking river pathways that lead to downtown Calgary. This amazing condo is the whole package and perfect for your downtown lifestyle!

Built in 2001



## Essential Information

MLS® #	A2232560
Price	\$304,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	818
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	305, 1540 17 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0C8

## Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Assigned, Underground

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, Storage
Construction	Stucco

## Additional Information

Date Listed	June 18th, 2025
Days on Market	39
Zoning	C-COR1

## **Listing Details**

Listing Office	Homecare Realty Ltd.
----------------	----------------------

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