

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

MLS® #A2232560

\$304,900

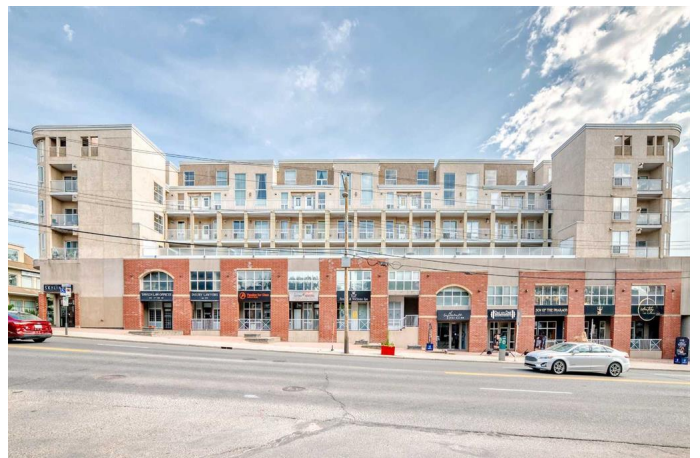
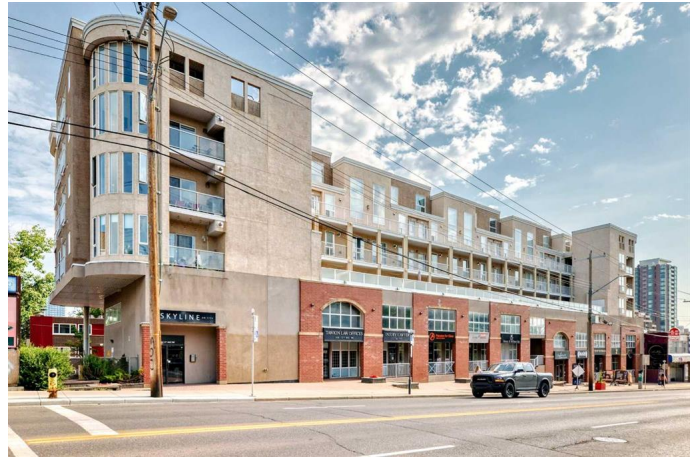
2 Bedroom, 2.00 Bathroom, 818 sqft

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 | 31 |
| 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.