\$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 â€" 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!







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 24

Zoning C-COR1

Listing Details

Listing Office Homecare Realty Ltd.

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