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## 311, 1540 17 Avenue SW Calgary, Alberta

MLS # A2271382



\$300,000

Division: Sunalta Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 780 sq.ft. Age: 2001 (24 yrs old) **Beds:** Baths: Garage: Heated Garage, Underground Lot Size: Lot Feat:

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Laminate, Tile Roof: Condo Fee: \$ 657 **Basement:** LLD: **Exterior:** Zoning: Concrete, Wood Frame C-COR1 f3.0h23 Foundation: **Utilities:** 

Features: Breakfast Bar, No Smoking Home, Quartz Counters, Storage

Inclusions: N/A

Welcome to Skyline on 17th . 1540 17 Avenue SW — a stylish, move-in-ready 2 bedroom, 2 bath condo in the vibrant Beltline, packed with value and modern comfort. Step into a bright, contemporary space anchored by a sleek kitchen featuring quartz countertops, subway tile backsplash, and generous cabinetry. The open-concept layout flows into a spacious living area with a cozy gas fireplace and access to your private balcony with a gas hookup — perfect for BBQ lovers and relaxed evenings outside. The primary suite offers its own ensuite, while the second bedroom and full bath provide ideal flexibility for guests, a roommate, or a dedicated home office. You'Il love the convenience of in-suite laundry and the peace of mind that comes with a new high-efficiency furnace. This unit also includes an extra storage area and TWO TITLED PARKING STALLS in the heated underground parkade — an incredibly rare perk in the inner city. All of this in a walkable, amenity-rich location just steps from cafés, boutiques, restaurants, parks, transit, and the downtown core. A perfect fit for first-time buyers, downsizers, or investors seeking a well-maintained home in an unbeatable urban setting. A major redevelopment is underway next door, bringing new residential and retail to the block. When complete, it will elevate the streetscape and enhance walkability, adding even more convenience and long-term value to this already thriving location.