

**301, 1110 17 Street SW**  
**Calgary, Alberta**

**MLS # A2315972**



**\$300,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 763
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Storage		

**Inclusions:** Blinds, Optional: Curtains

Spacious, move-in ready 2-bedroom, 2-bathroom corner-unit condo in the heart of Sunalta offering stylish updates and exceptional convenience. The open-concept layout seamlessly connects the kitchen and large dining and living areas, creating an inviting space for everyday living and entertaining. The kitchen features ample cabinet and counter space, plus a corner pantry. The spacious primary bedroom fits a king-sized bed and includes double closets, a custom wardrobe, and a 3-piece ensuite. A bright second bedroom, in-suite laundry, and underground parking with a storage locker enhance the home's functionality. Recent updates include fresh paint, brand new appliances, custom closet doors, updated fixtures, closet organizers, and more. Enjoy west-facing natural light and a private balcony with a gas line for your BBQ and watching sunsets. CONDO FEES INCLUDE ELECTRICITY. The building also offers visitor parking, an elevator, bike storage, and additional storage lockers. Located steps to the Sunalta C-Train station, Calgary Tennis Club, bike paths, shops, restaurants, and cafes, this home delivers an unbeatable inner-city lifestyle with a Walk Score of 89 and Bike Score of 96.