

204, 1301 17 Avenue NW
Calgary, Alberta

MLS # A2331226



\$209,900

Division:	Capitol Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	540 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Siding	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan		

Inclusions: Rubbermaid storage container on the balcony

The Perfect Spot for students or young professionals — walk to SAIT and LRT, and enjoy a quick commute to downtown or the University of Calgary. This bright 1-bed, 1-bath condo feels more spacious than it is, thanks to the fabulous open-plan layout, beautiful hardwood floors, and fresh white paint. The kitchen has central island with an eating bar — great for quick meals or hosting friends. The bedroom is a great size and is positioned next to the 4pc bathroom. There is In-suite laundry in the utility room and an expansive balcony enjoying views of the tree-lined street— a nice spot for morning coffee or evening wind-down. The very reasonable condo fee includes most utilities and unlike many units in the building, this one comes with a titled (not assigned) parking stall. Need to move in soon? No problem, a quick possession is possible. Book your viewing today!