

301, 215 17 Avenue NE
Calgary, Alberta

MLS # A2340969



\$325,000

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	922 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 310
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

A rare opportunity in Tuxedo Park, this TOP-FLOOR CORNER UNIT offers TWO BEDROOMS and over 920 sq ft of bright, spacious living space, with low condo fees of \$310/month. Recent updates include new laminate flooring, a new stainless steel refrigerator and stove, plus refreshed grout in the kitchen tile. The spacious kitchen offers plenty of cabinetry and room for a full dining table, opening into a large living room with a cozy gas fireplace and direct access to the private balcony overlooking the mature, tree-lined neighbourhood. The primary bedroom is generously sized, complemented by a comfortable second bedroom, full 4-piece bathroom, in-suite laundry, and the convenience of its own furnace and hot water tank. Two separate entrances provide access from both the front and rear stairwells. With only six units in the building, this is a quiet and distinctive inner-city condo. The location is a major highlight, with quick access to downtown, Centre Street, Edmonton Trail and 16 Avenue, along with nearby shopping, groceries, restaurants, schools and transit. SAIT, Confederation Park, Rotary Park and the pathway network are all within easy reach, making this an excellent option for anyone looking for space, convenience and inner-city access without the feel of a large condo complex.