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304, 1540 17 Avenue SW
Calgary, Alberta

MLS # A2345674



$289,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	**Age:**	2000 (26 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 670
Basement:	-	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	C-COR1 f3.0h23
Foundation:	-	**Utilities:**	-
Features:	Storage		

Inclusions: N/A

Exceptional value under $300K, including two titled parking stalls! This beautifully renovated third-floor condo offers a turn-key, move-in-ready home in an incredibly walkable location near the vibrant shops, restaurants, cafés, and everyday amenities of 17th Avenue. Thoughtfully updated throughout, the home features updated laminate flooring and a renovated kitchen with updated cabinetry, stainless steel Whirlpool appliances, and granite countertops. The inviting living room is anchored by a freestanding fireplace, while the adjoining dining area opens onto a spacious balcony to enjoy your morning coffee. The functional layout includes a generous entry with ample closet space, in-suite laundry with a stackable washer and dryer, and two well-proportioned bedrooms. The primary bedroom features its own four-piece ensuite and Juliet balcony, while the updated three-piece main bathroom offers a walk-in shower. Completing this impressive offering are two titled parking stalls in the secure, heated underground parkade, including one stall with a screened storage area. With extensive renovations, two titled parking stalls, and a central walkable location, this condo delivers remarkable value and convenience!

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