



GRASSROOTS
REALTY GROUP

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206, 1301 17 Avenue NW
Calgary, Alberta

MLS # A2243043



\$218,800

Division:	Capitol Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	546 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 481
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Metal Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Tucked away in a vibrant and walkable neighborhood just minutes from SAIT and downtown Calgary, this charming 1-bedroom, 1-bathroom apartment is the perfect blend of modern comfort and urban convenience. As you step inside, you're welcomed by a bright, open living space that feels instantly like home. The kitchen has been recently refreshed with a brand new fridge and dishwasher, while a sleek new stacked washer and dryer add everyday ease. One of the standout features of this unit is the large private balcony—a perfect spot to enjoy your morning coffee, host friends on a sunny afternoon, or simply take in the fresh air after a long day. Whether you're working from home, relaxing, or entertaining, this space offers the flexibility and comfort to suit your lifestyle. The surrounding community is friendly and well-connected, with cozy cafes, green spaces, and all the essentials just steps away. And with quick access to transit, the downtown core is only minutes from your door, putting the best of the city within easy reach. Whether you're a student, young professional, or simply looking for a fresh start, this apartment is more than just a place to live—it's a place to feel at home.