



GRASSROOTS
REALTY GROUP

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311, 1540 17 Avenue SW
Calgary, Alberta

MLS # A2271382



\$300,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	780 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 657
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	C-COR1 f3.0h23
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Quartz Counters, Storage		

Inclusions: N/A

Welcome to Skyline on 17th . 1540 17 Avenue SW — a stylish, move-in-ready 2 bedroom, 2 bath condo in the vibrant Beltline, packed with value and modern comfort. Step into a bright, contemporary space anchored by a sleek kitchen featuring quartz countertops, subway tile backsplash, and generous cabinetry. The open-concept layout flows into a spacious living area with a cozy gas fireplace and access to your private balcony with a gas hookup — perfect for BBQ lovers and relaxed evenings outside. The primary suite offers its own ensuite, while the second bedroom and full bath provide ideal flexibility for guests, a roommate, or a dedicated home office. You’ll love the convenience of in-suite laundry and the peace of mind that comes with a new high-efficiency furnace. This unit also includes an extra storage area and TWO TITLED PARKING STALLS in the heated underground parkade — an incredibly rare perk in the inner city. All of this in a walkable, amenity-rich location just steps from cafés, boutiques, restaurants, parks, transit, and the downtown core. A perfect fit for first-time buyers, downsizers, or investors seeking a well-maintained home in an unbeatable urban setting. A major redevelopment is underway next door, bringing new residential and retail to the block. When complete, it will elevate the streetscape and enhance walkability, adding even more convenience and long-term value to this already thriving location.