



GRASSROOTS
REALTY GROUP

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210, 1301 17 Avenue NW
Calgary, Alberta

MLS # A2272691



\$249,900

Division:	Capitol Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	674 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 595
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: Shed (balcony), Light (living room)

Meet "Carson" - Your bright and beautifully updated two-bedroom condo, located just steps from SAIT in the heart of Capitol Hill. This is one of the building's best-positioned units, offering a street-facing view that brings in abundant natural light and avoids the parking-lot exposure. Inside, the home features hardwood floors throughout and a sleek, modern kitchen complete with stainless steel countertops that stand out for durability and style. The open-concept living area is warm and inviting, with large windows that make the entire space feel airy and comfortable. Both bedrooms are well-sized and versatile, whether you need sleeping space, a home office, or a study area. The bathroom features a double shower head, adding a touch of luxury to your routine. The unit includes in-suite laundry, giving you day-to-day independence that's rare to find at this price point. A dedicated parking stall adds convenience, as does the storage locker on the balcony. Walking distance to SAIT, the LRT, grocery stores, coffee shops, and local services. Whether you're a student, faculty member, first-time buyer, or investor, this home offers exceptional value in one of Calgary's most connected inner-city locations.