



**GRASSROOTS**  
REALTY GROUP

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309, 1540 17 Avenue SW  
Calgary, Alberta

MLS # A2274596



**\$269,900**

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	740 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Stucco, Wood Frame

**Foundation:** -

**Features:** No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 646

**LLD:** -

**Zoning:** C-COR1 f3.0h23

**Utilities:** -

**Inclusions:** N/A

Welcome to this bright and spacious 2-bedroom, 2-bathroom condo ideally located at SKYLINE ON 17TH. Offering exceptional convenience and unbeatable walkability, this home is just minutes from downtown and steps away from some of Calgary's best restaurants, cafes, and boutique shopping. Inside, the unit features a roomy open layout with large windows that fill the space with natural light. The well-designed floor plan separates the two bedrooms for added privacy—perfect for roommates, guests, or a home office. The primary bedroom includes its own ensuite, while the second full bathroom adds convenience for everyday living. Situated in a desirable school zone and close to major transit routes, this condo is ideal for professionals, small families, or anyone seeking an inner-city lifestyle with comfort and ease. Don't miss this opportunity to live in one of Calgary's most vibrant neighbourhoods!