



301, 1110 17 Street SW
Calgary, Alberta

MLS # A2293245



\$339,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	942 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 763
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Storage		

Inclusions: Blinds, Optional: Curtains

Experience the perfect blend of high-quality living and urban convenience in this move-in-ready, 2-bedroom, 2-bathroom corner-unit condo in the heart of Sunalta. The open-concept layout connects the kitchen, dining area, and living room, creating a place you want to call home and an ideal space for entertaining. The kitchen has ample cabinet and counter space, plus a corner pantry. The king-sized primary bedroom features a double closet, a custom wardrobe, and a 3-piece ensuite. The large second bedroom is bright and welcoming. This home has been thoughtfully updated, including fresh paint, a newer dishwasher, stove, washer, and dryer, custom entrance closet doors, door and window screens, light and plumbing fixtures, a closet organizer, a toilet and sink in the primary ensuite, and light and outlet cover plates. The west-facing exposure fills the space with natural light, while practical features like in-suite laundry, underground parking, and a separate storage locker add to the ease of living. Enjoy the balcony, which comes equipped with a gas line for your BBQ. Living here is as affordable as it is convenient, with ELECTRICITY INCLUDED in the CONDO FEES. The building offers visitor parking, an elevator, and a separate bike storage room. With a Walk Score of 89 and a Bike Score of 96, you are just minutes away from the Sunalta C-train station, the Calgary Tennis Club, bike lanes, community gardens, and the many local shops, restaurants, and cafes. With easy access to major thoroughfares, this home offers an incredible lifestyle in one of Calgary's most walkable and vibrant communities.