



201, 215 17 Avenue NE
Calgary, Alberta

MLS # A2293813



\$299,900

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	926 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	-	Condo Fee:	\$ 310
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

PRIME INNER-CITY LOCATION / LOW CONDO FEES / RARE FIND. This is the apartment you have been waiting for! Tucked in the sought-after community of Tuxedo Park, this well-maintained 2-bedroom, 1-bathroom apartment offers the perfect blend of urban convenience and neighbourhood charm - without the chaos of downtown. Whether you're a first-time buyer or a savvy investor, this is a smart move at an unbeatable price point. Steps from the iconic Peter's Drive-In, Bubblemania, and the vibrant Crescent Heights hill, you're also just minutes from SAIT Safeway, easy bus routes to get anywhere in the city, scenic walking paths along Confederation Park, Winston Heights Golf Course, and so much more. This is inner-city living done right. Inside, you're welcomed by a thoughtfully laid out 926 sq ft of living space that feels open, bright, and move-in ready. The living room is anchored by a cozy GAS FIREPLACE - a rare feature in apartment living - and flows seamlessly into the spacious kitchen, which offers plenty of counter space and comes complete with a full appliance package including dishwasher, electric stove, range hood, refrigerator, and in-unit washer/dryer. Beautiful hardwood, slate, and carpet flooring run throughout, adding warmth and character to every room. The primary bedroom is generously sized with room for a king-sized bed, and the second bedroom is perfect for a guest room, home office, or nursery. A well-appointed 4-piece bathroom and a private entrance round out this fantastic unit. Additional highlights include, 1 assigned parkade stall, pets allowed upon approval, possible storage and a self-managed building that speaks to the pride of ownership you'll feel the moment you walk in. And did we mention the condo fees? At only \$310/month covering common area maintenance, grounds, reserve fund contributions, and snow

removal - this is exceptional value for everything you're getting. Contact your favourite Realtor today to book a showing and come experience why Tuxedo Park continues to be one of Calgary's most loved inner-city communities!