



301, 1231 17 Avenue NW  
Calgary, Alberta

MLS # A2172781



**\$294,900**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	735 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 508
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to The EDGE on the 17th! Say goodbye to downtown and SAIT parking troubles with this ideally located concrete building, just a 2-minute walk from SAIT and the LRT. This third-floor, corner-unit, 2-bedroom apartment offers a spacious open floor plan. The elegant kitchen features premium cabinetry with brushed metal hardware, granite countertops in both the kitchen and bathroom and a sleek stainless steel appliance package. Hardwood flooring graces the kitchen and bath, while the living area showcases rich, engineered walnut hardwood in a deep coffee tone. The unit also includes in-suite laundry with a combination washer/dryer. Enjoy quick access to Kensington's vibrant pubs, restaurants, trendy shops, and Calgary's city center and bike paths—perfect for any lifestyle. With views of the Capitol Hill community and Nose Hill Park, this unit offers the ideal blend of comfort and style. An assigned off-street parking stall is included. The building has been fully upgraded with high-efficiency boilers, copper plumbing, updated electrical and fire monitoring systems, a new intercom, windows, and oversized patio doors. Easy to show—contact your favourite real estate agent to book a private viewing today!