



103, 1231 17 Avenue NW
Calgary, Alberta

MLS # A2177367



\$255,000

Division:	Capitol Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	631 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 438
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: n/a

Attention first time buyers, downsizers + INVESTORS. Fantastic opportunity to own a 2-bedroom condo in the heart of Capitol Hill! Nestled on a tree-lined avenue, just steps from SAIT, transit, parks, and shopping. This 631 sqft unit offers an open floorplan with in suite laundry, engineered hardwood floors + assigned parking. Bright, spacious living room seamlessly flows into the kitchen, featuring granite countertops, a kitchen island, ample cabinet space + stainless steel appliances. 2 generously sized bedrooms and a 4 pc bath complete this unit. Very reasonable condo fees at \$437.54 + Pets are welcomed with board approval. Walking distance to SAIT, LRT, schools, coffee shops, Confederation Park + easy access to Downtown, North Hill Mall + restaurants on 16th Ave. Exceptional Value in an UNBEATABLE Location!