



THE A-TEAM

RE/MAX FIRST

1231 17 Avenue #301, Calgary T2M 0P9

MLS@#: A2172781 Area: Capitol Hill Listing: 10/13/24 List Price: \$299,300
Status: Active County: Calgary Change: -\$16k, 21-Oct Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1976

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat: Stall

Finished Floor Area
Abv Sqft: 735
Low Sqft:
Ttl Sqft: 735

DOM

69
Layout
Beds: 2 (2)
Baths: 1.0 (1 0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Tar/Gravel
Heating: Baseboard
Sewer:
Ext Feat: Balcony
Construction: Concrete, Wood Frame
Flooring: Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator
Int Feat: Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Dining Room, and Living Room.

Legal/Tax/Financial

Condo Fee: \$508 Title: Fee Simple Fee Freq: Monthly Zoning: M-C2

Legal Desc: 0713828

Remarks

Pub Rmks: **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 Capital 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!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









