



THE
A-TEAM

**RE/MAX
FIRST**

1231 17 Avenue #301, Calgary T2M 0P9

MLS®#: **A2172781**

Area: **Capitol Hill**

Listing Date: **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**

Finished Floor Area

Abv Sqft: **735**
Low Sqft:
Ttl Sqft: **735**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

101
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

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

Room	Level	Dimensions
4pc Bathroom	Main	4' 11" x 7' 6"
Dining Room	Main	7' 5" x 5' 10"
Living Room	Main	11' 0" x 16' 6"

Room	Level	Dimensions
Bedroom - Primary	Main	9' 3" x 12' 4"
Kitchen	Main	7' 5" x 10' 1"
Bedroom - Primary	Main	13' 2" x 10' 9"

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









