

209, 1540 17 Avenue SW  
Calgary, Alberta

MLS # A2242911



\$275,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	738 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks, Tile, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 646
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	C-COR1 f3.0h23
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan		

Inclusions: N/A

This fantastic 2bed 2bath apartment is calling your name! Not only does it have a private balcony (with BBQ gas line) but it also has a MASSIVE South facing rooftop patio (just under 300sqft) right outside your door - exclusive use for YOUR UNIT ONLY. If you like to spend time in the sun with friends, this is the one for you. Inside the unit you'll find an open layout with amazing natural light all day; with doors/windows on both the North/South sides you can have a gorgeous breeze in the summer months, while maximizing sun even in the winter months. Each bedroom has its own large windows ensuite bathroom, perfect for roommates. The larger bedroom also features a Juliet Balcony! The living room features a gas fireplace (with thermostat) for cozy winter days, and the dining room is conveniently accessed right off the kitchen. The layout of this home is very efficient, which makes it feel even bigger than it is! New luxury vinyl plank flooring and some fresh paint, newer furnace and window coverings. This awesome opportunity is complete, with the bonus of in-suite laundry and titled parking (plus parkade storage); it ticks all your boxes, move in right away!