

**311, 1540 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2271382**



**\$285,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	780 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 657
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	C-COR1 f3.0h23
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** N/A

Welcome to Skyline on 17th . 1540 17 Avenue SW &mdash; a stylish, move-in-ready 2 bedroom, 2 bath condo in the vibrant Beltline, packed with value and modern comfort. Step into a bright, contemporary space anchored by a sleek kitchen featuring quartz countertops, subway tile backsplash, and generous cabinetry. The open-concept layout flows into a spacious living area with a cozy gas fireplace and access to your private balcony with a gas hookup &mdash; perfect for BBQ lovers and relaxed evenings outside. The primary suite offers its own ensuite, while the second bedroom and full bath provide ideal flexibility for guests, a roommate, or a dedicated home office. You&rsquo;ll love the convenience of in-suite laundry and the peace of mind that comes with a new high-efficiency furnace. This unit also includes an extra storage area and TWO TITLED PARKING STALLS in the heated underground parkade &mdash; an incredibly rare perk in the inner city. All of this in a walkable, amenity-rich location just steps from caf&eacute;s, boutiques, restaurants, parks, transit, and the downtown core. A perfect fit for first-time buyers, downsizers, or investors seeking a well-maintained home in an unbeatable urban setting. A major redevelopment is underway next door, bringing new residential and retail to the block. When complete, it will elevate the streetscape and enhance walkability, adding even more convenience and long-term value to this already thriving location.