



1231 17 Avenue Calgary Alberta

\$315,000

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! (id:6769)

4pc Bathroom 4.92 Ft x 7.50 Ft

Primary Bedroom 9.25 Ft x 12.33 Ft

Dining room 7.42 Ft x 5.83 Ft

Kitchen 7.42 Ft x 10.08 Ft

Living room 11.00 Ft x 16.50 Ft

Primary Bedroom 13.17 Ft x 10.75 Ft

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<https://www.a4apple.ca/>



**RE/MAX REAL ESTATE
(CENTRAL)**

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