



# 1231 17 Avenue Calgary Alberta

\$229,900

Available for quick possession is this updated condo in THE EDGE ON 17th in the popular inner city community of Capitol Hill, just a short walk to SAIT, bus stops & only minutes to North Hill shopping & Lions Park LRT. This recently repainted 1 bedroom unit has oversized windows, galley kitchen with granite counters, insuite laundry & new vinyl plank floors. Open concept floorplan with spacious living room, cozy dining area & stylish kitchen has great cabinet space & Whirlpool stainless steel appliances plus brand new LG fridge. The bedroom is a super size & comes complete with mirrored closet & built-in shelving. The full bath has tile floors & granite-topped vanity, Toto toilet & bathtub with rainshower head. Convenient insuite storage room with laundry hookups. Down the hall is the common laundry room, & access to your assigned parking stall at the back of the building. This boutique-style concrete 4-storey walkup - with just 20 homes, was refurbished in 2007 with copper plumbing & high-efficiency boilers, upgraded electrical & fire monitoring system, windows & intercom system. Pet-friendly building with condo board approval & the monthly condo fees include heat & water-sewer. Excellent opportunity for the first-time homeowner or as an investment, in this incredible location with everything right at your doorstep, with quick easy access to 14th Street & historic Riley Park, Confederation Park, Kensington district & downtown. (id:6769)

4pc Bathroom Measurements not available

Living room 12.83 Ft x 10.75 Ft

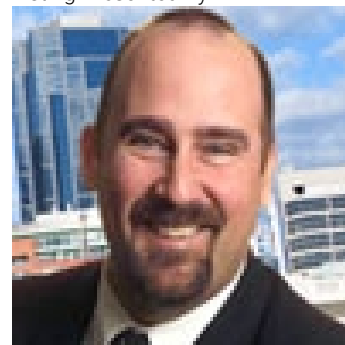
Dining room 7.67 Ft x 5.83 Ft

Kitchen 7.50 Ft x 7.33 Ft

Primary Bedroom 11.17 Ft x 8.75 Ft

Laundry room 3.75 Ft x 3.42 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca