



1540 17 Avenue Calgary Alberta

\$285,000

Welcome to Skyline on 17th . 1540 17 Avenue SW -- 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 -- 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'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 -- an incredibly rare perk in the inner city. All of this in a walkable, amenity-rich location just steps from cafes, 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. (id:6769)

Primary Bedroom 11.75 Ft x 8.25 Ft
 Bedroom 8.00 Ft x 13.08 Ft
 4pc Bathroom 4.92 Ft x 8.25 Ft
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 Living room 13.42 Ft x 14.17 Ft

Kitchen 8.58 Ft x 8.67 Ft
 Foyer 21.08 Ft x 3.58 Ft
 Other 4.50 Ft x 10.08 Ft
 Dining room 8.75 Ft x 8.50 Ft

Listing Presented By:



Originally Listed by:
Real Broker

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