

# \$325,000 - 305, 1540 17 Avenue Sw, Calgary

MLS® #A2196976

**\$325,000**

2 Bedroom, 2.00 Bathroom, 816 sqft  
Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Modern 2-Bedroom Apartment in the Heart of Calgary â€” 1540 17 Ave SW. Discover urban living at its finest with this stunning 2-bedroom, 2-bathroom apartment, perfectly situated in one of Calgaryâ€™s most vibrant neighborhoods. This apartment has a perfect north-south orientation. The primary bedroom window faces the back, while the secondary bedroom window faces south. The layout allows for excellent airflow, keeping the home cool in summer and warm in winter. Key Features: Spacious & Functional Layout â€” Two well-sized bedrooms and two full bathrooms, ideal for comfortable living or investment; Underground Parking & Storage Locker â€” Secure, convenient, and perfect for extra storage needs; Modern Open-Concept Kitchen & Stylish Finishes â€” Designed for contemporary living with high-quality upgrades. Prime Location: Steps from 17th Avenue SW â€” A lively hotspot filled with trendy restaurants, cafÃ©s, bars, and boutique shops; Excellent Transit Access â€” Multiple bus routes nearby, offering quick and easy commutes to downtown and beyond; Close to Shopping & Amenities â€” Supermarkets, malls, gyms, and banks all within walking distance, making daily errands a breeze. Whether you're a first-time homebuyer, an investor, or simply looking for a stylish and convenient place to call home, this apartment is an opportunity you donâ€™t want to miss! Contact us today to book a viewing!



Built in 2001

### **Essential Information**

MLS® #	A2196976
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	816
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	305, 1540 17 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0C8

### **Amenities**

Amenities	Elevator(s), Park, Clubhouse, Day Care, Dog Park, Dog Run
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Elevator
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Storage, Lighting
Construction	Concrete

## **Additional Information**

Date Listed	February 24th, 2025
Days on Market	40
Zoning	C-COR1

## **Listing Details**

Listing Office	Homecare Realty Ltd.
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