$275,000 - 209, 1540 17 Avenue Sw, Calgary

MLS® #A2242911

$275,000
2 Bedroom, 2.00 Bathroom, 738 sqft
Residential on 0.00 Acres

Sunalta, Calgary, Alberta

This fantastic 2bed 2bath apartment is calling your name! Not only does it have a private balcony (with BBQ gas line) but it also has a MASSIVE South facing rooftop patio right outside your door - exclusive use for YOUR UNIT ONLY. If you like to spend time in the sun with friends, this is the one for you. Inside the unit you'll find an open layout with amazing natural light all day; with doors/windows on both the North/South sides you can have a gorgeous breeze in the summer months, while maximizing sun even in the winter months. Each bedroom has its own large windows ensuite bathroom, perfect for roommates. The larger bedroom also features a Juliet Balcony! The living room features a gas fireplace (with thermostat) for cozy winter days, and the dining room is conveniently accessed right off the kitchen. The layout of this home is very efficient, which makes it feel even bigger than it is! New luxury vinyl plank flooring and some fresh paint, newer furnace and window coverings. This awesome opportunity is complete, with the bonus of in-suite laundry and titled parking (plus parkade storage); it ticks all your boxes, move in right away!

Built in 2001

Essential Information

MLS® #	A2242911
Price	$275,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	738
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	209, 1540 17 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0C8

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Other
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	July 24th, 2025
Days on Market	89
Zoning	C-COR1 f3.0h23

Listing Details

Listing Office	Knag Real Estate & Property Management Ltd.

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