\$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 99

Zoning C-COR1 f3.0h23

Listing Details

Listing Office Knag Real Estate & Property Management Ltd.

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