

# \$218,800 - 206, 1301 17 Avenue Nw, Calgary

MLS® #A2243043

**\$218,800**

1 Bedroom, 1.00 Bathroom, 546 sqft

Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

Tucked away in a vibrant and walkable neighborhood just minutes from SAIT and downtown Calgary, this charming 1-bedroom, 1-bathroom apartment is the perfect blend of modern comfort and urban convenience. As you step inside, you're welcomed by a bright, open living space that feels instantly like home. The kitchen has been recently refreshed with a brand new fridge and dishwasher, while a sleek new stacked washer and dryer add everyday ease. One of the standout features of this unit is the large private balcony—a perfect spot to enjoy your morning coffee, host friends on a sunny afternoon, or simply take in the fresh air after a long day. Whether you're working from home, relaxing, or entertaining, this space offers the flexibility and comfort to suit your lifestyle. The surrounding community is friendly and well-connected, with cozy cafes, green spaces, and all the essentials just steps away. And with quick access to transit, the downtown core is only minutes from your door, putting the best of the city within easy reach. Whether you're a student, young professional, or simply looking for a fresh start, this apartment is more than just a place to live—it's a place to feel at home.

Built in 1980

## Essential Information

MLS® #

A2243043



|                |                   |
|----------------|-------------------|
| Price          | \$218,800         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 546               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 206, 1301 17 Avenue Nw |
| Subdivision | Capitol Hill           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2M 0R2                |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Other, Parking  |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Metal Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                  |
| Heating           | Baseboard, Natural Gas                                                                                                         |
| Cooling           | None                                                                                                                           |
| # of Stories      | 3                                                                                                                              |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Construction      | Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 8               |
| Zoning         | M-X2            |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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