

**205, 1301 17 Avenue NW**  
**Calgary, Alberta**

**MLS # A2231464**



**\$229,900**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	537 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Covered		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 475
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to Unit 205 at 1301 17 Avenue NW—an exceptional opportunity to own a stylish and well-maintained one-bedroom condo in the highly sought-after inner-city community of Capitol Hill. Just one block from SAIT, this location is perfect for students, faculty, or professionals seeking unmatched convenience with quick access to transit, education, and everyday amenities. Inside, the unit features a bright and functional layout with beautiful hardwood flooring throughout, adding warmth and continuity to the open-concept living and dining space. Large windows bring in plenty of natural light, creating an inviting atmosphere. The kitchen is thoughtfully designed with ample cabinetry and counter space, perfect for both daily living and entertaining. The spacious bedroom includes a generous closet and sits adjacent to a clean, well-appointed four-piece bathroom. For added convenience, the home is equipped with an in-suite washer and dryer—an essential feature that enhances comfort and independence. Step outside to your own private south facing balcony, ideal for morning coffee or evening relaxation. This professionally managed building offers secure entry and titled parking, and is just steps from the SAIT campus, SAIT/Jubilee LRT station, North Hill Mall, and a variety of coffee shops, restaurants, and local services. With downtown Calgary and Kensington just minutes away, the location offers a dynamic and connected urban lifestyle. Whether you're a first-time buyer, student, or investor, this unit delivers outstanding value in one of Calgary's most desirable inner-city neighborhoods.