204 1301 17 Avenue NW

Calgary | Active | MLS® A2331226

$195,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1980**	**540.29 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

CHECK OUT THE NEW + IMPROVED PRICING! The Perfect Spot for students or young professionals - walk to SAIT and LRT, and enjoy a quick commute to downtown or the University of Calgary. This bright 1-bed, 1-bath condo feels more spacious than it is, thanks to the fabulous open-plan layout, beautiful hardwood floors, and fresh white paint. The kitchen has central island with an eating bar - great for quick meals or hosting friends. The bedroom is a great size and is positioned next to the 4pc bathroom. There is In-suite laundry in the utility room and an expansive balcony enjoying views of the tree-lined street- a nice spot for morning coffee or evening wind-down. The very reasonable condo fee includes most utilities and unlike many units in the building, this one comes with a titled (not assigned) parking stall. Need to move in soon? No problem, a quick possession is possible. Book your viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2331226
Bedrooms	1
Bathrooms	1
Year Built	1980
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	540.29 sq. ft.
Main Level Finished Area:	540.29 sq. ft.
Condo Fee:	$493.28

Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	2
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	1980 (Age: 46)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0714474
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete, Stucco, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Covered, Stall, Titled
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Haiku
Community:	Capitol Hill
Amenities:	Snow Removal
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	Rubbermaid storage container on the balcony
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living/Dining Room Combination · 16'4" × 11'7" ·
Main Floor	Kitchen · 9'11" × 8' ·
Main Floor	Flex Space · 5'4" × 2'5" ·
Main Floor	Bedroom - Primary · 12'2" × 8'9" ·
Main Floor	Laundry · 6'5" × 5'7" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Kitchen Island, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-X2
Listed Date:	Jul 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/204-1301-17-avenue-nw-calgary-a2331226/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.