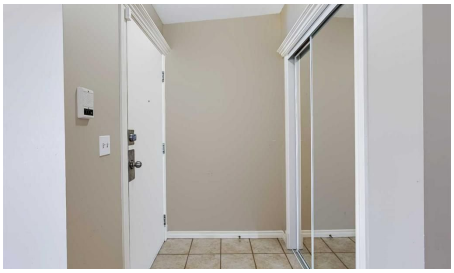
301 215 17 Avenue NE

Calgary | Active | MLS® A2340969

$299,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2000**	**922.02 sq. ft.**

Your next move starts with a conversation.

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Listed by 2% Realty

A closer look

A rare opportunity in Tuxedo Park, this TOP-FLOOR CORNER UNIT offers TWO BEDROOMS and over 920 sq ft of bright, spacious living space, with low condo fees of $310/month. Recent updates include new laminate flooring, a new stainless steel refrigerator and stove, plus refreshed grout in the kitchen tile. The spacious kitchen offers plenty of cabinetry and room for a full dining table, opening into a large living room with a cozy gas fireplace and direct access to the private balcony overlooking the mature, tree-lined neighbourhood. The primary bedroom is generously sized, complemented by a comfortable second bedroom, full 4-piece bathroom, in-suite laundry, and the convenience of its own furnace and hot water tank. Two separate entrances provide access from both the front and rear stairwells.
With only six units in the building, this is a quiet and distinctive inner-city condo. The location is a major highlight, with quick access to downtown, Centre Street, Edmonton Trail and 16 Avenue, along with nearby shopping, groceries, restaurants, schools and transit. SAIT, Confederation Park, Rotary Park and the pathway network are all within easy reach, making this an excellent option for anyone looking for space, convenience and inner-city access without the feel of a large condo complex.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340969
Bedrooms	2
Bathrooms	1
Year Built	2000
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:	922.02 sq. ft.
Main Level Finished Area:	922.02 sq. ft.

Condo Fee:	$310.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	1 Common Wall, No One Above
Total Rooms Above Grade:	4
Year built:	2000 (Age: 26)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0010778
Heating:	Forced Air, Natural Gas
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Assigned, Plug-In, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Tuxedo Park
Amenities:	Parking, Snow Removal, Trash
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Living Room · 15'10" × 14' ·
Main Floor	Kitchen · 14'8" × 11'6" ·
Main Floor	Laundry · 8'6" × 5'7" ·
Main Floor	Bedroom · 11'6" × 10'9" ·
Main Floor	Bedroom - Primary · 13'5" × 12'11" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Aug 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/301-215-17-avenue-ne-calgary-a2340969/

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

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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.