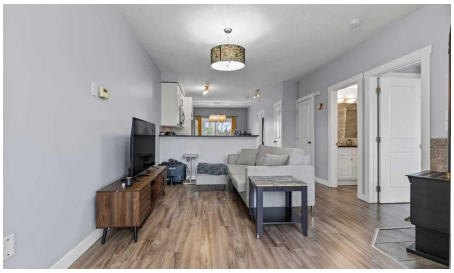
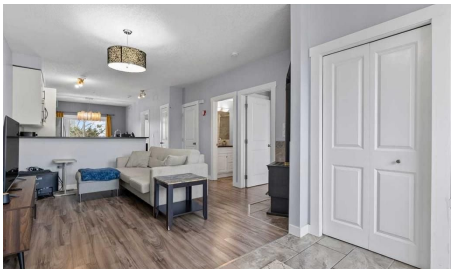
304 1540 17 Avenue SW

Calgary | Active | MLS® A2345674

$289,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2000**	**848.81 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

Exceptional value under $300K, including two titled parking stalls! This beautifully renovated third-floor condo offers a turn-key, move-in-ready home in an incredibly walkable location near the vibrant shops, restaurants, cafés, and everyday amenities of 17th Avenue. Thoughtfully updated throughout, the home features updated laminate flooring and a renovated kitchen with updated cabinetry, stainless steel Whirlpool appliances, and granite countertops. The inviting living room is anchored by a freestanding fireplace, while the adjoining dining area opens onto a spacious balcony to enjoy your morning coffee. The functional layout includes a generous entry with ample closet space, in-suite laundry with a stackable washer and dryer, and two well-proportioned bedrooms. The primary bedroom features its own four-piece ensuite and Juliet balcony, while the updated three-piece main bathroom offers a walk-in shower. Completing this impressive offering are two titled parking stalls in the secure, heated underground parkade, including one stall with a screened storage area. With extensive renovations, two titled parking stalls, and a central walkable location, this condo delivers remarkable value and convenience!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345674
Bedrooms	2
Bathrooms	2
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:	848.81 sq. ft.
Main Level Finished Area:	848.81 sq. ft.

Condo Fee:	$670.00
Condo Fee Includes:	Common Area Maintenance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2000 (Age: 26)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0112266
Heating:	Forced Air
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Heated Garage, Parkade, Stall, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Beltline
Amenities:	Elevator(s), Secured Parking, Storage
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Foyer · 9'5" × 6'9" ·
Main Floor	Kitchen · 8'7" × 7'6" ·
Main Floor	Living Room · 13'5" × 12'5" ·
Main Floor	Dining Room · 10'11" × 9'11" ·
Main Floor	Bedroom - Primary · 15'1" × 9'6" ·
Main Floor	Bedroom · 13'4" × 8'1" ·
Main Floor	Furnace/Utility Room · 2'7" × 2'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Storage

Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	C-COR1 f3.0h23
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-1540-17-avenue-sw-calgary-a2345674/

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

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