306 1702 17 Avenue SW

Calgary | Active | MLS® A2329752

$445,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2023**	**810 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

I've been around long enough to know condo buyers are usually chasing the same three must-haves: 1) incredible views, 2) a prime location and 3) a modern interior. This one checks every box. Say hello to Scarboro 17, where stylish inner-city living meets one of Calgary's most coveted communities. Mere minutes from your favourite cafés, restaurants, boutiques and the downtown core, this is a lifestyle you'll love coming home to. Inside, the bright open-concept layout is complemented by large windows, designer finishes and a timeless colour palette. The contemporary kitchen showcases quartz countertops, stainless steel appliances, two-tone cabinetry and subway tile backsplash. The adjoining dining and living areas create the perfect space for entertaining or simply unwinding at the end of the day. On those summer evenings, step onto the balcony, fire up the BBQ, pour your favourite drink and soak in the panoramic views of our city. The primary bedroom features a pass-through closet with direct access to the stylish ensuite complete with dual sinks and a walk-in shower. The second bedroom also enjoys cheater access to the second full bathroom, making it ideal for guests, family or a home office. Rounding out the package are in-suite laundry, a titled underground parking stall, storage locker and low condo fees. Better yet, this home is less than three years old and has been barely lived in. It's also the only condo complex that will grace the prestigious community of Scarboro. Walk to local hot spots, join the Sunalta tennis club, hop on the C-Train or be downtown in just minutes. If your first condo is going to check every box, it might as well be this one.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2329752
Bedrooms	2
Bathrooms	2
Year Built	2023
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:	810 sq. ft.
Condo Fee:	$489.00
Condo Fee Includes:	Caretaker, Common Area Maintenance, Heat, Insurance, Interior Maintenance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Front Exposure:	South
Unit Exposure:	North, Northeast
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2023 (Age: 3)
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:	2310348
Heating:	In Floor
Builder:	Bow Developments
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes

Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Scarboro
Amenities:	Elevator(s), Parking, Storage
Appliances:	Dishwasher, Gas Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 13'2" × 13' ·
Main Floor	Dining Room · 11'1" × 9'1" ·
Main Floor	Living Room · 12' × 8'11" ·
Main Floor	Bedroom · 11' × 9'4" ·
Main Floor	Bedroom - Primary · 10'3" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, Open Floorplan, Quartz Counters
Exterior Features:	Balcony

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Jul 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/306-1702-17-avenue-sw-calgary-a2329752/

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

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