

# \$265,000 - 211, 1301 17 Avenue Nw, Calgary

MLS® #A2192205

**\$265,000**

2 Bedroom, 1.00 Bathroom, 675 sqft  
Residential on 0.00 Acres

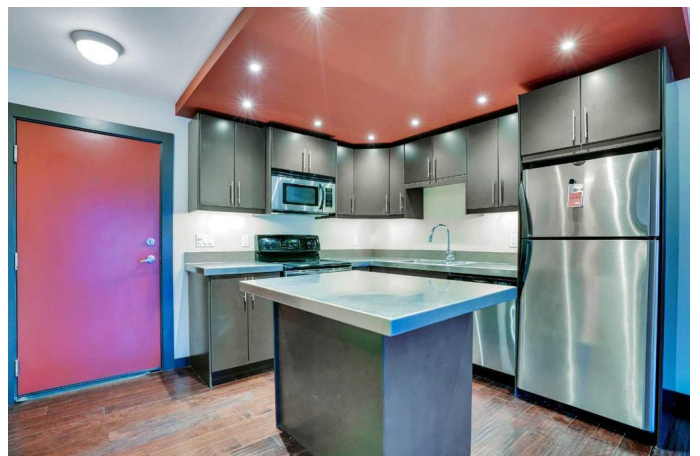
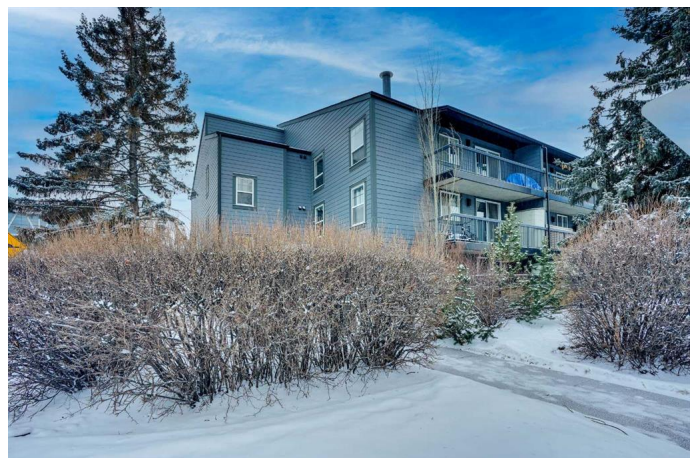
Capitol Hill, Calgary, Alberta

**NEW PRICE FOR THIS PROPERTY!**

Welcome to your ELEGANT, MODERN, and BRIGHT south-facing condo in the sought-after Capitol Hill community! Located on the second floor, this corner unit is filled with natural light, thanks to its LARGE WINDOWS and gleaming engineered hardwood flooring. The contemporary kitchen is a true standout, featuring stylish cabinetry and sleek METAL COUNTERTOPS, complemented by STAINLESS STEEL appliances. True elegance! This home offers two spacious bedrooms, each with AMPLE NATURAL LIGHT, closet organizers, and plenty of space. The updated 4-piece bathroom boasts modern plumbing fixtures, a contemporary sink, and a deep bathtub for ultimate relaxation. Convenience is key with IN-SUITE LAUNDRY, complete with a stacked washer/dryer, and a "TITLED COVERED PARKING SPOT", equipped with electrical plugs for winter warmth. Situated in a PRIME LOCATION, you're just minutes away from SAIT, the U of C, the C-Train station, shopping, restaurants, and easy access to the mountains. Enjoy the outdoors with nearby Confederation Park and Nose Hill Park, perfect for year-round walks.

This home is easy to show—contact us today for a viewing!

Built in 1980



## Essential Information

MLS® #	A2192205
Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	675
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

## Community Information

Address	211, 1301 17 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0R2

## Amenities

Amenities	Parking
Parking Spaces	1
Parking	Alley Access, Covered, Paved, Stall

## Interior

Interior Features	Chandelier, Closet Organizers, Metal Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas, Hot Water
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony, Lighting
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed February 6th, 2025

Days on Market 56

Zoning M-X2

## **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.