

# \$229,900 - 205, 1301 17 Avenue Nw, Calgary

MLS® #A2231464

## \$229,900

1 Bedroom, 1.00 Bathroom, 537 sqft  
Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

Welcome to Unit 205 at 1301 17 Avenue NW—an exceptional opportunity to own a stylish and well-maintained one-bedroom condo in the highly sought-after inner-city community of Capitol Hill. Just one block from SAIT, this location is perfect for students, faculty, or professionals seeking unmatched convenience with quick access to transit, education, and everyday amenities.

Inside, the unit features a bright and functional layout with beautiful hardwood flooring throughout, adding warmth and continuity to the open-concept living and dining space. Large windows bring in plenty of natural light, creating an inviting atmosphere. The kitchen is thoughtfully designed with ample cabinetry and counter space, perfect for both daily living and entertaining. The spacious bedroom includes a generous closet and sits adjacent to a clean, well-appointed four-piece bathroom.

For added convenience, the home is equipped with an in-suite washer and dryer—an essential feature that enhances comfort and independence. Step outside to your own private south facing balcony, ideal for morning coffee or evening relaxation.

This professionally managed building offers secure entry and titled parking, and is just steps from the SAIT campus, SAIT/Jubilee LRT station, North Hill Mall, and a variety of coffee shops, restaurants, and local services.



With downtown Calgary and Kensington just minutes away, the location offers a dynamic and connected urban lifestyle.

Whether you're a first-time buyer, student, or investor, this unit delivers outstanding value in one of Calgary's most desirable inner-city neighborhoods.

Built in 1980

### Essential Information

MLS® #	A2231464
Price	\$229,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	537
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	205, 1301 17 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0R2

### Amenities

Amenities	None
Parking Spaces	1
Parking	Covered, Carport

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	None
Roof	Asphalt Shingle
Construction	Wood Frame

### **Additional Information**

Date Listed	June 16th, 2025
Zoning	M-X2

### **Listing Details**

Listing Office	Hope Street Real Estate Corp.
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