

# \$219,900 - 104, 1231 17 Avenue Nw, Calgary

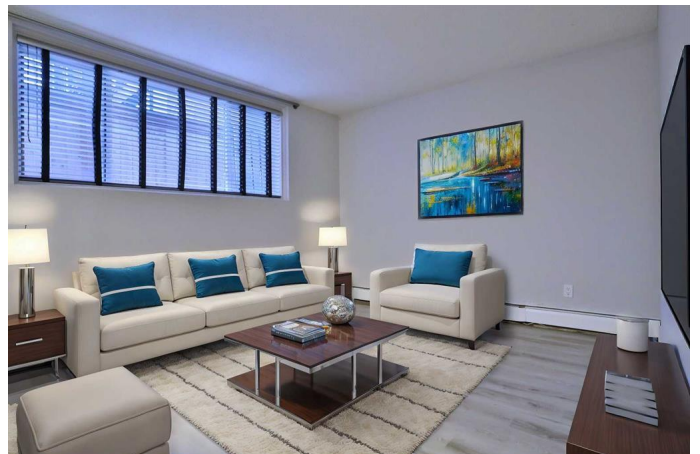
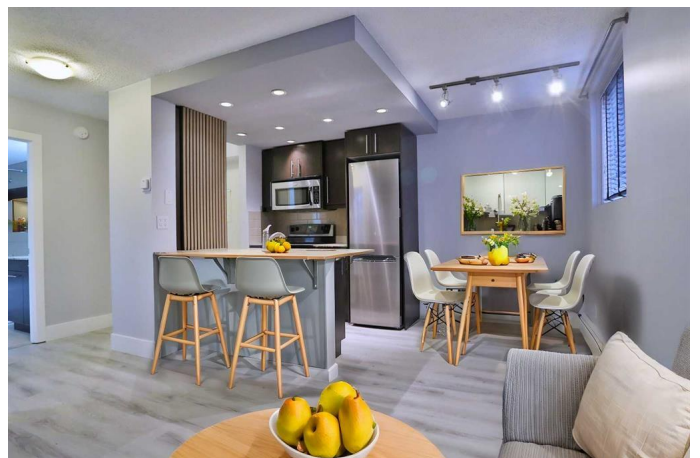
MLS® #A2185532

**\$219,900**

1 Bedroom, 1.00 Bathroom, 486 sqft  
Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

Available for quick possession is this updated condo in THE EDGE ON 17th in the popular inner city community of Capitol Hill, just a short walk to SAIT, bus stops & only minutes to North Hill shopping & Lions Park LRT. This recently repainted 1 bedroom unit has oversized windows, galley kitchen with granite counters, insuite laundry & new vinyl plank floors. Open concept floorplan with spacious living room, cozy dining area & stylish kitchen has great cabinet space & Whirlpool stainless steel appliances plus brand new LG fridge. The bedroom is a super size & comes complete with mirrored closet & built-in shelving. The full bath has tile floors & granite-topped vanity, Toto toilet & bathtub with rainshower head. Convenient insuite laundry/storage room with washer/dryer combo. Down the hall is the common laundry room, & access to your assigned parking stall at the back of the building. This boutique-style concrete 4-storey walkup - with just 20 homes, was refurbished in 2007 with copper plumbing & high-efficiency boilers, upgraded electrical & fire monitoring system, windows & intercom system. Pet-friendly building with condo board approval & the monthly condo fees include heat & water-sewer. Excellent opportunity for the first-time homeowner or as an investment, in this incredible location with everything right at your doorstep, with quick easy access to 14th Street & historic Riley Park, Confederation Park, Kensington district & downtown.



Built in 1976

### Essential Information

MLS® #	A2185532
Price	\$219,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	486
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	104, 1231 17 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0P9

### Amenities

Amenities	Laundry
Parking Spaces	1
Parking	Alley Access, Assigned, Outside, Stall

### Interior

Interior Features	Granite Counters, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, European Washer/Dryer Combination
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	None
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Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	60
Zoning	M-C2

### **Listing Details**

Listing Office	Royal LePage Benchmark
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