



\$ 182,500.00

## 312 1540 17 AVENUE SW CALGARY

<https://paulbrinton.com>

Here it is, a desirable 3rd floor Corner Unit located on 17th Avenue and Entertainment District. This location is surrounded by restaurants, grocers, and nearby amenities catering to an active lifestyle. Enjoy inner-city living with minutes walk to the Sunalta C-train station, parks/pathways, and Bow River; meanwhile, providing quick access...

- 2 beds
- 1 bath
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment, Low-Rise(1-4)

**MLS ® #:** A1132536

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 2000

**Parking:** Stall, Underground

**Post Updated:** 2021-11-06 17:48:08

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 09/09/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Fireplace Features:** Gas,Living Room

**Exterior Features:** None

**Cooling:** None

**Interior Features:** Elevator,No Animal Home,No Smoking Home,Smart Home

**Heating Type:** Forced Air,Natural Gas

**Fireplace:** 1

**Association Amenities:** Elevator(s),Parking

**Community Features:** Park,Schools  
Nearby,Sidewalks,Street Lights,Shopping  
Nearby

**District:** CAL Zone CC

**Inclusions:** Glass Table, Bar Stools (2)

**Roof Type:** Tar/Gravel

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** C-COR1 f3.0h23

**List Price Square Foot:** \$ 265.57

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple



**Photo Count:** 10

**Rooms Above Grade:** 4

**Unit Exposure:** S

**Unit Number:** 312

**Construction Materials:** Stucco,Wood Frame **Suite:** No

**Appliances:** Dishwasher,Electric Stove,Garage **Living Area SF:** 687.20  
Control(s),Microwave,Refrigerator,Washer/Dryer  
Stacked,Window Coverings

**Subdivision Name:** Sunalta

**Structure Type:** Low Rise (2-4 stories)

**Restrictions:** Pet Restrictions or Board  
approval Required,Restrictive Covenant-  
Building Design/Size,Utility Right Of Way

