

# \$375,000 - 101, 1110 17 Street Sw, Calgary

MLS® #A2254918

**\$375,000**

2 Bedroom, 2.00 Bathroom, 945 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Now this is an opportunity! A raised condo (not on the ground floor) with elevator access or just one easy flight of stairs. This spacious 2-bedroom, 2-bathroom unit offers over 900 sq. ft. of comfortable living in a boutique building, right in the heart of Sunalta. You™ll love being close to downtown and 17th Ave without all the noise. The open-concept floor plan is functional and inviting, with a corner kitchen featuring newer quartz countertops, custom cabinetry, stylish backsplash, updated sink and faucet, pantry, breakfast bar, and even a coffee station – a perfect setup for entertaining. The large dining area easily accommodates seating for six, a rare find in condo living. The bright living room is highlighted by large windows and a cozy gas fireplace. The second bedroom doubles perfectly as a den or home office, while the spacious primary suite offers double closets, custom built-ins that match the bedframe/headboard, and a beautifully updated 4-pc ensuite with a new vanity. Additional updates include new lighting, fresh paint, and recently replaced washer/dryer. This unit also boasts two balconies: a west-facing option with BBQ hookup and a larger patio that™s ideal for lounging or entertaining on warm summer days. Enjoy the convenience of heated underground parking with a storage cage, plus the option to rent an additional storage locker and access a secure bike room. Best of all – condo fees include electricity! Located on 12th Ave, the new bike lane is right



at your doorstep. Sunalta is a vibrant neighbourhood with green spaces, a community garden, outdoor skating rink, the Calgary Tennis Club, and the LRT station just two blocks away. Beer lovers will appreciate having 2 House Brewing, Tail Gunner Brewing, and Alberta Beer Exchange all within walking distance. This well-maintained unit truly has it all – come see it today, it’s sure to impress!

Built in 2003

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2254918          |
| Price          | \$375,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 945               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 101, 1110 17 Street Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3X3                |

**Amenities**

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                       |
| Parking        | Assigned, Off Street, On Street, Other, Parkade, See Remarks,                           |

|              |             |
|--------------|-------------|
|              | Underground |
| # of Garages | 1           |

## Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Washer, Window Coverings                                                                          |
| Heating           | Baseboard, Natural Gas                                                                                                               |
| Cooling           | None                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Gas, Insert, Living Room, Mantle                                                                                                     |
| # of Stories      | 4                                                                                                                                    |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage |
| Roof              | Asphalt Shingle                |
| Construction      | Stucco, Wood Frame             |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 47                   |
| Zoning         | M-C2                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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