$389,000 - 101, 1110 17 Street Sw, Calgary

MLS® #A2254918

$389,000
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. Youâ€™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 â€” 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 thatâ€™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 â€” 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 â€” come see it today, itâ€™s sure to impress!

Built in 2003

Essential Information

MLS® #	A2254918
Price	$389,000
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, Trash, Visitor Parking, Secured Parking, Storage
Parking Spaces	1
Parking	Assigned, Off Street, On Street, Parkade, See Remarks, Underground,

	Other
# of Garages	1

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Elevator
Appliances	Dishwasher, Dryer, Electric Stove, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Insert
# 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	3
Zoning	M-C2

Listing Details

Listing Office	MaxWell Capital Realty

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