

\$300,000 - 311, 1540 17 Avenue Sw, Calgary

MLS® #A2271382

\$300,000

2 Bedroom, 2.00 Bathroom, 780 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Welcome to the Caramoor at 1540 17 Avenue SW — a stylish, move-in-ready 2 bedroom, 2 bath condo in the vibrant Beltline, packed with value and modern comfort.

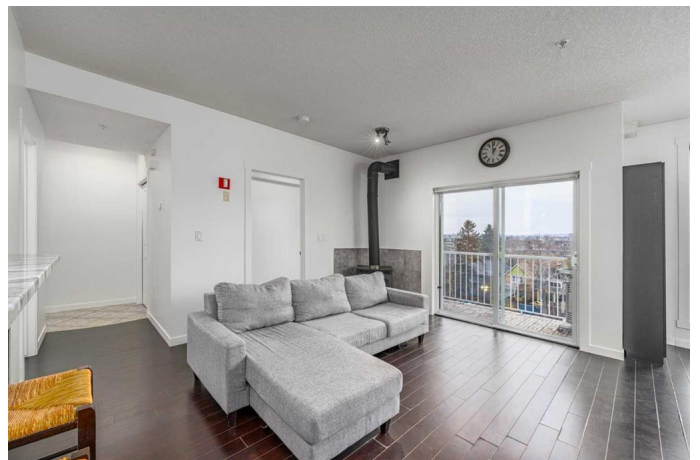
Step into a bright, contemporary space anchored by a sleek kitchen featuring quartz countertops, subway tile backsplash, and generous cabinetry. The open-concept layout flows into a spacious living area with a cozy gas fireplace and access to your private balcony with a gas hookup — perfect for BBQ lovers and relaxed evenings outside.

The primary suite offers its own ensuite, while the second bedroom and full bath provide ideal flexibility for guests, a roommate, or a dedicated home office. You™ll love the convenience of in-suite laundry and the peace of mind that comes with a new high-efficiency furnace.

This unit also includes an extra storage area and two titled parking stalls in the heated underground parkade — an incredibly rare perk in the inner city.

All of this in a walkable, amenity-rich location just steps from caf s, boutiques, restaurants, parks, transit, and the downtown core.

A perfect fit for first-time buyers, downsizers, or investors seeking a well-maintained home in an unbeatable urban setting. A major redevelopment is underway next door, bringing new residential and retail to the block. When complete, it will elevate the streetscape and enhance walkability, adding even more convenience and long-term value to this



already thriving location.

Built in 2001

Essential Information

MLS® #	A2271382
Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	780
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	311, 1540 17 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0C8

Amenities

Amenities	Elevator(s)
Parking Spaces	2
Parking	Heated Garage, Underground

Interior

Interior Features	Breakfast Bar, No Smoking Home, Quartz Counters, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Concrete, Wood Frame

Additional Information

Date Listed	November 18th, 2025
Zoning	C-COR1 f3.0h23

Listing Details

Listing Office	Real Broker
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