



GRASSROOTS
REALTY GROUP

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304, 1301 17 Avenue NW
Calgary, Alberta

MLS # A2325037



\$215,000

Division:	Capitol Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	552 sq.ft.	Age:	1967 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 493
LLD:	-
Zoning:	M-X2
Utilities:	-

Inclusions: N/A

Imagine living where your morning commute is a short stroll rather than a traffic-filled drive. This charming top-floor unit in the "Haiku" complex offers a lifestyle of ease and inspiration, situated just steps away from the creative energy of AUArts and the bustling SAIT Campus. For a student, this is the ultimate "walk-to-school" location, providing a peaceful retreat to call your own. As you step inside, you're greeted by a bright, open living space. The modern kitchen flows into the dining area, perfect for a quick meal between classes, while the dedicated built-in desk area offers a quiet nook for late-night study sessions. For an investor, this property represents a prime opportunity in a high-demand rental area. Its proximity to major institutions and the LRT line ensures consistent appeal for years to come. Practicality meets comfort with in-suite laundry tucked into a walk-in closet, an assigned parking stall, and an expansive private balcony—one of the largest you'll find—perfect for enjoying fresh air and neighborhood views. Whether you're starting your academic journey or expanding your portfolio, this condo tells a story of convenience and modern urban living.