

304, 2130 17 Street SW  
Calgary, Alberta

MLS # A2274548



# \$165,000

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	420 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 395
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Welcome to this bright, renovated, move in ready condo in the Bankview community with downtown views and an excellent inner-city location just steps from 17th Avenue and minutes to downtown. Upon entering the unit, the updated kitchen is located to your left, while to the right you'll find convenient IN-SUITE LAUNDRY and a storage area. Continuing into the home, the open-concept layout features a 4-piece bathroom on the right and an open dining area on the left. Straight ahead is the fully enclosed 70sqft balcony, which doubles as a flex room and works perfectly as a home office, offering beautiful views of downtown Calgary (not included in measurements). Adjacent to the dining area is an open living space that also accommodates the bedroom area, creating a functional and versatile layout. Vinyl plank flooring runs throughout, and large windows provide plenty of natural light. Located in a well-managed building with CONDO FEES UNDER \$400, this home is set in one of Calgary's most beautiful and established inner-city communities. Close to parks, schools, downtown, and just a 15-minute walk to the Sunalta CTrain. This perfect move-in ready property also comes with the option to include all existing furniture at no additional cost!