

**2C, 515 17 Avenue SW
Calgary, Alberta**

MLS # A2282398



\$165,000

Division:	Cliff Bungalow	
Type:	Residential/High Rise (5+ stories)	
Style:	Apartment-Single Level Unit	
Size:	541 sq.ft.	Age: 1968 (58 yrs old)
Beds:	1	Baths: 1
Garage:	None	
Lot Size:	-	
Lot Feat:	-	

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 385
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR1 f3.0h23
Foundation:	-	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

One-bedroom, one-bathroom condo located on 17th Avenue SW in Calgary. This unit features a functional layout with a south-facing balcony and in-unit storage. Shared laundry is conveniently located on the same floor. The building offers main-floor retail including a bakery, pizzeria, and liquor store, and is situated in a highly walkable area close to shops, restaurants, transit, and downtown amenities.