

100, 2508 17 Street SW  
Calgary, Alberta

MLS # A2284727



# \$199,000

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	675 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 654
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** None

Welcome to this charming 2-bedroom Apartment, a well-maintained, established building in one of Calgary's most vibrant inner-city communities. Set just steps from the Bankview Community Centre, tennis courts, parks, and the energy of 17th Avenue, this home is all about location and lifestyle. Inside, you'll find a functional layout with an open living and dining space, a cozy updated kitchen with stainless steel appliances. The unit also includes assigned covered parking and a separate storage locker, adding convenience and value. Enjoy access to green spaces, playgrounds, community gardens, and some of Calgary's best local restaurants, coffee shops, and boutiques—all within walking distance. Nearby amenities, transit, schools and shopping.