

103, 2130 17 Street SW  
Calgary, Alberta

MLS # A2161655



**\$199,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	447 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Carport, Common, Covered, Off Street, On Street, Outside, Par		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 440
<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>	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** 2 Bar Fridges, 2 Fobs

Urban Living Meets Style and Convenience on Calgary's 17th Avenue &ndash; Red Mile! Discover the perfect blend of modern design and inner-city charm in this exclusive condominium located in the heart of Calgary's sought-after 17th Avenue, famously known as the "Red Mile." Whether you're a first-time buyer or an investor, this property offers everything you need for efficient and stylish living. Aka good things come in small packages! This place is small, but works! The unit is truly one-of-a-kind, being the only one in the building with its own private walk-out, offering convenient outdoor access and an enhanced sense of space. The building provides added convenience with use of a washer and dryer, located just steps from your door. Inside, the kitchen is thoughtfully designed with sleek European-style appliances and modern finishes, perfect for those who value both form and function. The open living area is bright and versatile, providing ample room for relaxation, entertaining, or creating your ideal work-from-home setup. The layout includes three rooms, with the previous owner utilizing the front room as a cozy office, while the other rooms function as bedrooms, making the possibilities for use endless. Additionally, one of the bedrooms is windowless, offering an ideal sleeping environment for shift workers who need uninterrupted rest during the day. Affordability and convenience are further enhanced with low monthly condo fees totaling \$440, which include a leased parking stall, with the option for additional parking at just \$40 per month. Located in the vibrant neighborhood of Bankview, you'll be surrounded by trendy restaurants, boutique shops, and lively entertainment just steps from your door. For those who enjoy staying active, a free public tennis court is just up the street, adding to the appeal of this prime location. This

condominium is perfect for those seeking a low-maintenance lifestyle in one of Calgary's most desirable areas. Whether you're looking to make it your own or invest in a high-demand rental property, this home offers unmatched value and a unique opportunity to experience urban living at its finest. Created rendering with virtual furniture included on the photos. Don't miss your chance to own a piece of Calgary's iconic Red Mile—schedule a viewing today!