

201, 2503 17 Street SW  
Calgary, Alberta

MLS # A2173257



**\$199,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	579 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 540
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Vinyl Windows		

**Inclusions:** Stools (2), Kitchen Cart, Lamp in living room, Shelving in bedroom

Living in one of Calgary's oldest inner city neighbourhoods comes with many advantages... Enjoy urban convenience coupled with well established amenities. Bankview offers quick and easy access to downtown, lovely parks, great schools, trendy restaurants and numerous recreational opportunities. The perfect WORK & PLAY location! This charming condo is situated on a tree-lined street, facing the Bankview Community Centre. The home boasts an open and bright floor plan, with great flow between the kitchen and living room. STAINLESS STEEL APPLIANCES, a breakfast bar and a storage pantry complete the kitchen. Directly off the dining room, there is a large East-facing balcony with VIEWS OF THE COMMUNITY HALL AND PARK. The spacious primary suite has its own washer/dryer combo. Other highlights include: FRESH PAINT, easy-to-clean laminate flooring, ample closet space and a COVERED PARKING STALL. This is a well ran complex with sturdy BRICK CONSTRUCTION and CONDO FEES THAT INCLUDE ALL UTILITIES! Walk across the street and enjoy basketball, pickleball, tennis, yoga and various events at the Community Centre. Only minutes to the community garden, off leash dog park, schools, shopping and major roadways. This is a wonderful property for a first time home buyer or an investor, that is seeking a well established inner city location, for an affordable price. Book a showing before it's too late and check out the 3D TOUR!