

305, 2317 17B Street SW
Calgary, Alberta

MLS # A2173451



\$218,500

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	560 sq.ft.	Age:	1973 (51 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 449

Basement: -

LLD: -

Exterior: Brick, Concrete, Stucco

Zoning: M-C2

Foundation: -

Utilities: -

Features: Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan

Inclusions: None

1 BEDROOM | 1 BATHROOM | 560 SQFT | PARKING STALL | STORAGE LOCKER | LARGE BALCONY | Presenting a charming one bedroom condo in the inner city neighbourhood of Bankview. As you walk in, you are welcomed into an open layout with walkthrough galley kitchen, eating area and spacious living room. The kitchen features plenty of cupboard and counter space with a convenient breakfast bar and eating area. The open living room is the perfect place to relax with an abundance of natural light flooding the room. Just off the living room you will enjoy entertaining and evening sunsets on the 19 foot west facing balcony. The bedroom features a place to unwind with ceiling fan and ample closet space. This condo also includes a 4-piece bathroom, in-suite laundry, covered parking stall and storage locker. Enjoy the convenience of being across from the park and tennis courts, a short walk to 17th Avenue dining and shops and a 5-minute drive to downtown. Don't miss out on this fabulous opportunity to make this home your own or purchase as an investment property! (Board approval required if over pet is 10kg; no approval if it's under 10kg.)