

**810, 519 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2276452**



**\$749,900**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,835 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,577
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-COR1 f3.0h23
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** building fob

Perfectly positioned in the heart of vibrant 17th Avenue, this exceptional property offers an unmatched combination of urban lifestyle, flexibility, and income potential. Surrounded by some of the city's most sought-after restaurants, cafés, and boutiques, the location delivers outstanding walkability and dynamic city living. Designed with true separation in mind, the layout intelligently divides the Penthouse into two fully functional wings—ideal for live/work use, multi-generational living, or generating rental income. The Airbnb suite is completely self-contained, featuring a bedroom, living area, full kitchen, roof top patio with amazing city views, and convenient access to laundry, offering comfort, privacy, and ideal for short-term rental. The opposite wing is currently configured for business use with multiple office/flex rooms, 3 piece bathroom, second kitchen, dining area with walkout access to an additional outdoor patio, and a living/lounge space, with walkout access to a balcony with more city views. The office spaces offer excellent versatility and can easily be converted into bedrooms to suit your needs. A unique property offering privacy, functionality, and multiple use options all in one.