

**5E, 515 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2286959**



**\$235,000**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 600
<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>	Double Vanity, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Finally, a 2-bedroom unit is now available in this 8-storey, 800 sqft, centrally located Cliff Bungalow condo in the heart of the action. The location truly is prime. This north-facing unit features a downtown view w/ balcony, underground parking + in-suite laundry. The open-concept layout seamlessly connects the kitchen, dining, and living areas, with the two bedrooms thoughtfully separated by a spacious 5-piece bathroom with dual sinks w/added privacy. Enjoy stainless steel appliances, tile flooring throughout, and fresh paint that gives the space a clean, modern feel. Step outside and walk everywhere &mdash; coffee shops, some of Calgary's best restaurants and pubs, grocery stores, Stampede Park/Saddle Dome, transit, river pathways, and more are all just minutes away. Enjoy the convenient main floor bakery & liquor store. This condo is perfect for first-time buyers, or an astute investor, or anyone looking for an unbeatable location at an aggressive price point. Let's get you into this housing market...