

660, 519 17 Avenue SW
Calgary, Alberta

MLS # A2290866



\$164,900

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	566 sq.ft.	Age:	1967 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 529
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR1 f3.0h23
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

UNOBSTRUCTED DOWNTOWN VIEWS + TITLED PARKING + IN-SUITE LAUNDRY — THIS IS INNER-CITY LIVING AT ITS BEST!!! Welcome to this BRIGHT, MODERN, and BEAUTIFULLY RENOVATED 1 BEDROOM + 1 BATHROOM condo located on the 6th floor in the highly sought-after community of Cliff Bungalow — perfectly positioned just steps from the energy of 17th Avenue and the very best of downtown living. From the moment you walk in, you’ll notice the INCREDIBLE, UNOBSTRUCTED DOWNTOWN VIEWS that perfectly frame the iconic Calgary Tower — creating a stunning backdrop both day and night. The open and airy layout combined with large windows allows natural light to pour through the space, giving this home a bright and welcoming feel. The modern kitchen is finished with rich espresso cabinetry, sleek finishes, and plenty of storage, flowing seamlessly into the living area — perfect for entertaining or simply relaxing while taking in those incredible city views. The home is finished with durable laminate flooring throughout, adding both style and low-maintenance convenience. This unit also features IN-SUITE LAUNDRY — a valuable upgrade not found in every unit in the building — complete with BRAND NEW washer and dryer. Another major bonus is the TITLED PARKING STALL, an incredibly rare and highly desirable feature for condos in this location. Step outside your door and you are instantly connected to the very best of the city. Living on 17th Avenue means you are within walking distance to trendy cafes, award-winning restaurants, boutique shopping, lively bars, and Calgary’s vibrant nightlife — all while still enjoying the charm and character of one of the city’s most beloved inner-city communities. Whether you are a FIRST-TIME BUYER, INVESTOR, or

someone looking for the ultimate INNER-CITY LIFESTYLE, this condo offers EXCEPTIONAL VALUE in an UNBEATABLE LOCATION. Opportunities like this in Cliff Bungalow don't come up often — DON'T MISS YOUR CHANCE to own this incredible downtown-view condo!