

720, 519 17th Avenue SW
Calgary, Alberta

MLS # A2295176



\$249,000

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	771 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 588
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	RM-7
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to Your Urban Oasis at Stratford Towers Experience the perfect blend of luxury and convenience in this updated 2-bedroom sub-penthouse, perched on the 7th floor at the Stratford Towers. Boasting a modern, open-concept design, this unit has been thoughtfully renovated to enhance its bright and spacious feel, featuring sleek frosted glass walls and doors that exude contemporary elegance. Nestled in the heart of Calgary's vibrant 17th Avenue, you'll enjoy unparalleled access to the city's finest dining, nightlife, parks, and shopping—all just steps from your door. Just steps from parks and the Stampede grounds. Whether you're a savvy investor or a first-time homebuyer, this property offers an incredible opportunity to own a centrally located piece of Real Estate at an affordable price. Complete with a titled underground parking stall, this unit is not only an affordable entry into the market but also a smart investment in one of the city's most desirable locations. Don't miss out—schedule your private viewing today. The Vendor has run a very successful Short Term Rental Business in this sub penthouse and due to its superb location for positive cash flow.