

1, 1821 17A Street SW
Calgary, Alberta

MLS # A2311057



\$200,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	826 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 545
Basement:	-	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	All Affixed Light Fixtures		

OPEN HOUSE - Sat Jul 18 & Sun Jul 19 - 1:00-3:00pm || This unit is RARE - let me tell you why. Finding a condo in this price range is easy. Finding one with 2 bedrooms, 1.5 bathrooms, in-suite laundry, over 820 sq/ft of living space, parking, reasonable condo fees, incredible storage, while being pet friendly? That's a different story. Freshly painted, this Bankview condo offers a combination of features that buyers are constantly searching for but rarely find all in one package. The spacious layout provides room to live comfortably, entertain with ease, and actually have space for your belongings. The kitchen is complete with custom concrete countertops, abundant cabinet space, and an enormous walk-in pantry - a feature almost unheard of in condo living. The large living room easily accommodates full-sized furniture, while the dedicated dining area and breakfast bar create flexible options for everyday living and hosting guests. Both bedrooms are generously sized, including a primary suite with a walk-in closet, and the additional half bath is a game-changer for guests and day-to-day convenience. The upgrades continue with triple-pane windows for exceptional efficiency and quiet living, new window coverings, a brand-new 2-in-1 washer/dryer combo, and updated appliances. Want another rare feature? You're the only unit on your floor. Enjoy an added level of privacy that is hard to find in inner-city, apartment-style living. The home also includes an assigned parking stall with plug-in and two additional storage areas outside the unit. Located directly across from a neighbourhood park and only steps from the restaurants, caf  s, boutiques, and amenities of 17th Avenue, this is inner-city living at its best. Whether you're a first-time buyer, investor, or someone looking to live close to everything without stretching your budget, this is a unique

opportunity in one of Calgary's most vibrant communities.