

302, 2508 17 Street SW
Calgary, Alberta

MLS # A2317000



\$183,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	680 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Covered, Parkade, Parking Lot, Paved, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 663
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions:	NA
--------------------	----

TOP FLOOR - CORNER UNIT | DOWNTOWN VIEWS | COVERED PARKING | PET FRIENDLY | UNDER \$185k Rarely do you find a top-floor corner unit with unobstructed downtown views, covered parking and this much privacy at under \$185,000 AND in an awesome area! Bright & well-maintained two-bedroom in the heart of Bankview, offering exceptional value for first-time buyers, investors, students or anyone looking for affordable inner-city living. Unlike many condos in the area, this unit does not look directly into another building. Instead, enjoy open views of downtown, the park, tennis courts, basketball courts, playground and green space below from your private east-facing balcony, the perfect place to enjoy your morning coffee. This pet-friendly building also offers assigned covered parking, a separate storage locker & added peace of mind with NO POST-TENSION CABLES & low condo fees. The location is hard to beat. Steps from the Bankview Community Centre, community garden & off-leash dog park. Walk to 17th Ave restaurants, cafés, shopping & nightlife, with quick access to downtown, Marda Loop, transit, Crowchild Trail & the mountains. Whether you're searching for your first home or a property with strong long-term rental potential, this condo offers an increasingly rare combination of views, privacy, location & affordability in Calgary's inner-city market.