

430, 519 17 Avenue SW
 Calgary, Alberta

MLS # A2318531



\$169,900

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	540 sq.ft.	Age:	1968 (58 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 395
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR1 f3.0h23
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: none

Stratford Towers puts you right in the middle of the action on 17 Ave SW — with some of the city's best dining, coffee shops, bars, and bakeries just outside your door. This well-appointed unit sits away from the street, offering a peaceful escape without sacrificing convenience. Inside, you'll find an open-concept layout with updated flooring, granite countertops, and an updated bathtub and toilet. Condo fees include gas, heat, water, and trash, keeping monthly costs low and predictable. Leased parking available. A tenant is in place until November 2026, making this an effortless addition to any investment portfolio — with income secured from the moment you close.