

206, 2417 17 Street SW
Calgary, Alberta

MLS # A2321071



\$169,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	504 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 614
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows		
Inclusions:	NA		

Incredible 2nd floor unit in the Citium. Fantastic location in upper part of Bankview across from the Bankview community association & the tennis courts. Complete building renovation completed in 2005. This unit is spotless and ready for new owner. Gleaming hardwood floors throughout the unit. Espresso kitchen cabinets with upgraded doors, cabinets & hinges with builtin wine rack as well. SS appliances with apt size refrigerator, dishwasher, stove and microwave spacesaver above the stove. Loads of windows throughout providing tons of natural light. There is a good sized balcony overlooking west to the parking lot. The kitchen has a truly functional breakfast bar perfect for coffee breaks or possibly a handy work station. Maple hardwood floors throughout the unit, Granite tile countertops, Subway tile backsplash, a breakfast bar that borders the large open living room. The living room is a good size and will hold your entire living area furniture set. Additionally the bathroom includes a deep soaker tub, tiled tub surround and tiled floors. The unit also offers, in-suite laundry, storage room with locker (#206) and an outdoor parking stall (#206). The Primary bedroom is also a great size and boasts an incredible walkin closet with custom shelving & loads of storage. A must see in one of the nicest renod buildings in Bankview. Reasonable condo fees includes your heat in a very well run renovated building. Vacant for easy quick possession.