

208, 2130 17 Street SW
Calgary, Alberta

MLS # A2321436



\$230,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	692 sq.ft.	Age:	1979 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 653
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Storage		

Inclusions: NA

This bright and airy condo offers stunning city views and an unbeatable location just steps from the shops, restaurants, and amenities of 17th Avenue, with easy access to downtown. The kitchen features rich espresso cabinetry, black appliances, and durable vinyl flooring that flows throughout the home. The open-concept layout is ideal for both entertaining and everyday living, while large windows flood the space with natural light. A versatile sunroom/workshop extends the living area and leads to an exceptionally spacious patio—a rare inner-city feature that provides the perfect setting for relaxing or enjoying warm summer evenings. The well-appointed 4-piece bathroom offers additional storage and the convenience of in-suite laundry. Residents also enjoy access to building amenities including a fitness area and games room. Perfect for young professionals, this pet-friendly building is surrounded by trendy cafes, restaurants, parks, and schools. Downtown is less than a 30-minute walk away, and the Sunalta CTrain Station is just 15 minutes on foot, making commuting and exploring the city effortless.