

3, 2815 17 Street SW
Calgary, Alberta

MLS # A2321632



\$238,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	711 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 391
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautiful fully updated 2 bedroom and a full bath condo in the heart of Calgary! This beauty offers unbeatable value to INVESTORS, STUDENTS, OR FIRST-TIME BUYERS. Two generous size bedrooms with neutral tones and soft textures for calm and inviting feel. In-suite laundry for everyday convenience. Enjoy the ambience of peaceful and private patio area perfect for morning coffee or enjoy a relaxing evening. This bright below grade unit combines modern style with comfort and convenience – all within walking distance of Calgary's most vibrant amenities. Close to Mount Royal University, Trendy cafes, restaurants, and local shops. Easy transit routes and bike paths connecting to downtown. A rare opportunity to a turnkey condo at an accessible price point perfect for those seeking a smart investment or a stylish, affordable home in one of Calgary's most desirable neighbourhoods.