

1, 1821 17A Street SW
Calgary, Alberta

MLS # A2337749



\$200,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	826 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 545
Basement:	-	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Some condos check a few boxes. This one checks the ones that are hardest to find. Enjoy PARK-SIDE LIVING in this freshly painted Bankview home featuring 2 BEDROOMS, 1.5 BATHROOMS, IN-SUITE LAUNDRY, 820+ SQ. FT., PARKING, exceptional STORAGE and a PET-FRIENDLY building - a combination that's anything but easy to find. The spacious layout features a large living room with room for full-sized furniture, a dedicated dining area and breakfast bar. The kitchen stands out with CUSTOM CONCRETE COUNTERTOPS, abundant cabinetry and an ENORMOUS WALK-IN PANTRY - a rare find in condo living. Both bedrooms are generously sized, including a primary with a WALK-IN CLOSET, while the additional half bath adds everyday convenience. Thoughtful upgrades include TRIPLE-PANE WINDOWS, NEW WINDOW COVERINGS, and a BRAND-NEW 2-in-1 WASHER/DRYER. Even better? You're the only unit on your floor, offering an added level of privacy rarely found in apartment-style living. The home also includes an ASSIGNED PARKING STALL with plug-in plus TWO ADDITIONAL SECURE STORAGE AREAS outside the unit (ontop of the ample in-unit storage!). Located DIRECTLY ACROSS FROM A NEIGHBOURHOOD PARK and steps from the restaurants, cafés, shops and amenities of 17th Avenue, you're approximately 7 minutes to Mount Royal University, 10 minutes to U of C, and have easy access to major routes and the mountains. For first-time buyers, investors, students or anyone wanting more space without sacrificing location, this is a combination that's genuinely hard to find.