

207, 4908 17 Avenue SE
Calgary, Alberta

MLS # A2227986



\$169,900

Division:	Forest Lawn		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	584 sq.ft.	Age:	1977 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 370
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	MU-2 f3.0h16
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, See Remarks		

Inclusions: Window Coverings

Welcome to an exceptional opportunity in the heart of revitalizing Forest Lawn! Whether you're looking for affordability or an investor seeking rental income, this bright and functional 1-bedroom condo is a perfect fit. This large unit offers a spacious open layout with an inviting living area, a charming Juliet balcony, and a functional kitchen featuring a breakfast bar and ample cabinetry. The neutral colour palette complements any décor style. Additional highlights include in-suite laundry, in-suite storage room, a large dedicated storage locker, and underground heated parking! Conveniently located steps from transit, schools, parks, and shopping, this building is also part of the city's International Avenue redevelopment plan — positioning it for long-term value growth. The building is well maintained and will receive additional upgrades this year utilizing the well-funded reserve fund. With a great entry price point and previous rent at \$1350 per month, this fantastic investment opportunity provides the buyer an opportunity for strong cashflow and rate of return. Contact me for your free investor evaluation of this property and see how this is the property you've been looking for! Don't miss this chance to own a piece of Calgary real estate with upside.