

11, 2503 17 Street SW
Calgary, Alberta

MLS # A2231047



\$200,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Other	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 558
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

An Ideal Place to Start! Welcome to this charming top-floor, front-facing unit located on a quiet, tree-lined street in the heart of desirable Bankview. Just steps from a community park, transit, and the vibrant 17th Avenue district, this location offers both tranquility and convenience. Inside, you'll find an efficient kitchen layout that flows into a designated dining area and a spacious living room. Step out onto your private balcony, nestled in a lush canopy of trees — perfect for relaxing or enjoying your morning coffee. The oversized bedroom provides ample closet space and is conveniently situated next to a separate in-unit storage room. The clean and well-maintained 4-piece bathroom adds to the home's comfort. Plus, enjoy the benefits of new windows and a patio door already installed. This is an excellent opportunity for first-time buyers or investors — don't miss your chance to own a piece of Bankview!