



GRASSROOTS
REALTY GROUP

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6C, 515 17 Avenue SW
Calgary, Alberta

MLS # A2229097



\$190,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Cliff Bungalow | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 634 sq.ft. | Age: | 1969 (56 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Leased, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--------------------------------|------------|----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 373 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | C-COR1 f3.0h23 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Open Floorplan | | |

Inclusions: n/a

Experience the ultimate urban lifestyle in this beautifully renovated 1-bedroom condo, perfectly situated in the heart of the Beltline. Perched on the iconic 17th Avenue, this south-facing unit is flooded with natural light all day through the large patio doors and windows! Step inside to a thoughtfully updated kitchen, with new cabinetry and stainless steel appliances. The living room is the heart of the home, a warm and inviting space flooded with light from the south facing windows. The primary bedroom is spacious and features a great sized closet. The bathroom has been beautifully finished with a deep soaker tub and tasteful designer tiles. A large and highly practical storage room within the unit completes the space. The unit includes one surface parking stall (\$75/month fee, which can be waived if not needed). Shared laundry facilities are conveniently located just outside your door. Instantly recognizable by its famous exterior mural, the building also hosts a variety of commercial businesses on the lower level, including a bakery, pizzeria, liquor store and salon. Embrace a truly walkable lifestyle in the heart of the city's most exciting corridor.