



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

403, 1815 16 Street SW  
Calgary, Alberta

MLS # A2230090



**\$189,000**

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	437 sq.ft.	Age:	1962 (63 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 433
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Storage		

**Inclusions:** Couch set (couch and love seat, ) Coffee table, Dining table and chairs, Wooden wall panel with dowels/shelf, Bed, TV, Laundry Shelf, portable AC unit, decor items.

This unit is located in the well maintained Madrid building in Bankview just off of the trendy 17th Ave SW with bus routes to downtown. This is the perfect condo for an investor or a buyer who wants the inner city lifestyle to be close to the pulse and beat of 17th and DT. The unit itself is a top floor open concept floor plan with a modern urban vibe. It is well furnished to make your transition into your new place easy as you just have to bring your personal belongings and some home decor to make it even more stylish than it is. The patio faces west for you to sit out and enjoy the beautiful evening prairie sun. With in suite laundry and a storage unit in the building, a lot of what you want and need meets the checklist of this unit. Check this urban top floor unit out and make it your home before it's swept up.