



GRASSROOTS
REALTY GROUP

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5, 2815 17 Street SW
Calgary, Alberta

MLS # A2233854



\$410,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	942 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Bar, Dry Bar, Granite Counters, Track Lighting		

Inclusions: n/a

This exceptionally well-maintained and stylishly upgraded condo offers an unbeatable opportunity to live in one of the city's most sought-after neighborhoods. Featuring two spacious bedrooms—each large enough to comfortably fit a king-size bed and additional furnishings. The open-concept layout seamlessly connects the kitchen and living area, perfect for entertaining or relaxing after a busy day. Enjoy all the perks of downtown living at incredible value—close to transit, shops, dining, and green spaces. A rare find in today's market!