



GRASSROOTS
REALTY GROUP

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3C, 515 17 Avenue SW
Calgary, Alberta

MLS # A2234580



\$190,000

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	528 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Leased, None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 373
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-COR1
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: n/a

Welcome to Stratford Towers, located right in the heart of the Beltline on 17th Avenue between 4th and 5th Street. This is one of Calgary's most vibrant and walkable neighbourhoods. Whether you're a first-time buyer or looking for a smart rental investment, this updated 1-bedroom apartment offers incredible value in an unbeatable location. Inside, you'll find updated vinyl flooring throughout the living room, kitchen, and bedroom. The kitchen has been refreshed with modern finishes, including stainless steel appliances, and the bathroom features tile flooring and a newly updated shower and tub combo. There's also convenient in-suite storage to keep things simple and organized. Step outside and you're surrounded by the best of inner-city living. Cafés, restaurants, groceries, boutiques, and transit are all just steps from your front door. From morning coffee runs to weekend patio hopping, this is where lifestyle meets convenience. A great opportunity to own in a well-established building in one of Calgary's most desirable urban hubs!