



**GRASSROOTS**  
REALTY GROUP

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102, 1817 16 Street SW  
Calgary, Alberta

MLS # A2237610



**\$185,000**

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	485 sq.ft.	Age:	1977 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 386
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

**Inclusions:** Sellers have 1-2 boxes of the laminate flooring if buyer wants.

Nicely updated and move-in ready, this one-bedroom condo in the heart of Bankview offers unbeatable inner city value. The modern kitchen features full height white shaker cabinets, granite countertops, tile backsplash, and stainless steel appliances. With an open-concept layout, stylish laminate and tile flooring, and a beautifully finished bathroom with a deep soaker tub, this unit feels fresh and functional. Enjoy the convenience of in suite laundry, updated fixtures throughout, and a west facing exposure that brings in plenty of natural light. Located below grade for added privacy and comfort, this home includes an assigned parking stall adjacent to the unit. Situated next to a peaceful green space and just steps from 17th Avenue, you'll love being within walking distance to cafes, restaurants, boutique shopping, transit, and local parks. Whether you're a first time buyer or an investor, this is a great opportunity at a great price!