



**GRASSROOTS**  
REALTY GROUP

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

2, 2311 17A Street SW  
Calgary, Alberta

MLS # A2240073



**\$235,000**

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	641 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 178
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-CG d111
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to this beautifully renovated 2-bedroom, 1-bath condo in the heart of Bankview, one of Calgary's most desirable inner-city neighbourhoods. This spacious unit boasts over 640 sq. ft. of smartly designed living space with stylish modern finishes, new windows, and an open, inviting layout that's ready for you or your guests to move right in. Thinking about cash flow? This building allows for Short-term/ Long-term rentals , making it an incredible opportunity to generate extra income while enjoying a vibrant urban lifestyle. Additional perks include on-site parking (not titled), extra storage conveniently located right in front of your unit (not titled), and low condo fees that keep your monthly costs affordable. Steps away from trendy 17th Ave, restaurants, cafes, shops, and transit, this is urban living at its best. Please note that the common area carpet will be changed to new carpet and the flower bed in front of the unit is available for gardening. Don't miss this chance to secure an affordable, fully updated unit in a prime location with flexible rental options. Perfect to live in, rent out long-term, or start your Airbnb business today!