



**GRASSROOTS**  
REALTY GROUP

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**6C, 515 17 Avenue SW  
Calgary, Alberta**

**MLS # A2242208**



**\$185,000**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	634 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Leased, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Concrete
<b>Foundation:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 373
<b>LLD:</b>	-
<b>Zoning:</b>	C-COR1 f3.0h23
<b>Utilities:</b>	-

**Inclusions:** n/a

Experience the ultimate urban lifestyle in this beautifully renovated 1-bedroom condo, perfectly situated in the heart of the Beltline. Perched on the iconic 17th Avenue, this south-facing unit is flooded with natural light all day through the large patio doors and windows! Step inside to a thoughtfully updated kitchen, with new cabinetry and stainless steel appliances. The living room is the heart of the home, a warm and inviting space flooded with light from the south facing windows. The primary bedroom is spacious and features a great sized closet. The bathroom has been beautifully finished with a deep soaker tub and tasteful designer tiles. A large and highly practical storage room within the unit completes the space. The unit includes one surface parking stall (\$75/month fee, which can be waived if not needed). Shared laundry facilities are conveniently located just outside your door. Instantly recognizable by its famous exterior mural, the building also hosts a variety of commercial businesses on the lower level, including a bakery, pizzeria, liquor store and salon. Embrace a truly walkable lifestyle in the heart of the city's most exciting corridor.