



**GRASSROOTS**  
REALTY GROUP

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203, 1919 17 Avenue SW  
Calgary, Alberta

MLS # A2242559



**\$244,900**

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	879 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 596
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: None

**2-BEDROOM CONDO IN BANKVIEW | NEWLY RENO'D BATH | UNDERGROUND PARKING | PRIVATE BALCONY** Welcome to Unit 203 at The Manhattan, a bright, well-maintained 2-bedroom home located in the heart of Bankview. Inside, you're welcomed by hardwood floors, calming neutral tones, and large windows that fill the space with natural light. The spacious living room flows seamlessly to a private, covered patio where you can enjoy your morning coffee or tea. The kitchen features a modern two-tone cabinet design, updated appliances, and a stylish tile backsplash. A dedicated dining area provides plenty of room to host friends or enjoy weeknight meals. The oversized primary bedroom includes bay windows and ample space for a desk or reading nook. The second bedroom is perfect as a guest room or home office. A beautifully updated 4-piece bath features modern fixtures and great storage. Full-size in-suite laundry and underground parking complete the package. The Manhattan is just steps from all the amenities 17th Avenue has to offer, including shops, restaurants, parks, and public transportation. Whether you're a first-time buyer, urban professional, or investor, this is city living at its best in Bankview.