

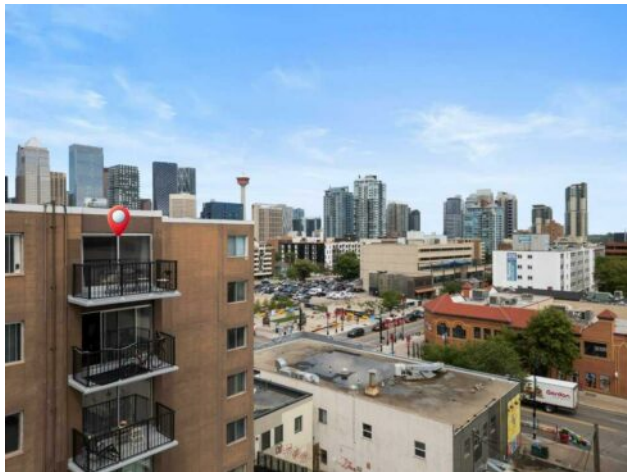


**GRASSROOTS**  
REALTY GROUP

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8D, 515 17 Avenue SW  
Calgary, Alberta

MLS # A2243669



**\$184,900**

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	547 sq.ft.	Age:	1968 (57 yrs old)
Beds:	1	Baths:	1
Garage:	None, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 388
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR1 f3.0h23
Foundation:	-	Utilities:	-
Features:	Pantry, Storage		

Inclusions: N/A

Hello value! Sit perched on the top floor, overlooking the community of Mission, while being steps to dozens of amazing amenities on 17th Avenue. This quiet, south facing unit is flooded with natural light and enjoys an open concept floor plan, neutral colour palette, wood flooring + big windows. The quaint kitchen shines with stainless steel appliances, clean white cabinetry, subway tile backsplash + full pantry. A joined living + dining area provides an ease of entertaining friends before hitting the town just outside your complex. Head out to the sun drenched patio for happy hour beverages and weekend BBQs. The spacious bedroom boasts a double closet and the stylish bathroom is right next door. Enjoy the convenience of an in-suite washer/dryer. You've found a move-in ready unit in the most central location in the city! This makes a great buy as a first timer or investor looking for a seamless, turn-key rental property. Ditch the car and walk to everything: restaurants, cocktail bars, breweries, coffee shops, grocery, transit, river pathways, Stampede grounds + the Saddledome.