



**GRASSROOTS**  
REALTY GROUP

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

102, 2417 17 Street SW  
Calgary, Alberta

MLS # A2244970



**\$185,000**

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	508 sq.ft.	Age:	1977 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: N/A

Welcome Home! A premium location in sought after Bankview on a quiet and peaceful tree lined street directly across from tennis, pickleball, basketball and a large park which is part of the Bankview Community Association. You will enjoy living in this well designed and open concept amazing one bedroom with a 4-piece full bathroom. This is a bright condo with large windows. Enjoy cooking in your kitchen featuring maple cabinets and a stainless steel appliance package. Laundry is convenient with a laundry room within the condo with shelving. The paint has been updated. Additional storage is available in a nearby storage room. Assigned parking stall #4 which is close to the complex and covered. Condo fees include everything except electricity and cable/Internet. Close proximity to downtown, 17th Avenue, Marda Loop, University of Calgary and SAIT. Restaurants, shopping, coffee shops and grocery stores are nearby and transit is easily accessible. This condo is in excellent condition. The building is professionally managed. Call today to view your next home!