



GRASSROOTS
REALTY GROUP

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3C, 515 17 Avenue SW
Calgary, Alberta

MLS # A2247419



\$180,000

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	528 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Leased, None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 373
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-COR1
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions:	N/A
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Incredible value in the heart of Calgary's Beltline. This updated 1-bedroom at Stratford Towers puts you right on vibrant 17th Avenue between 4th and 5th Street, steps from cafés, restaurants, boutiques, and transit. With recent updates throughout, it's the perfect blend of style, convenience, and location. Inside, you'll find an open-concept layout with updated vinyl flooring, a refreshed kitchen with stainless steel appliances, and a modernized bathroom with an updated shower and tub combo. The private third-floor balcony was refreshed this year, offering extra outdoor space to enjoy. Recent upgrades throughout the unit keep it feeling fresh and move-in ready. The building features secure entry, an elevator, and on-site laundry, with parking available for lease through the building when spots are available for \$75 per month. Whether you're a first-time buyer, a professional wanting to live close to work, or an investor looking for a high-demand rental location, this is a rare opportunity you will not want to miss!