



GRASSROOTS
REALTY GROUP

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2, 2104 17 Street SW
Calgary, Alberta

MLS # A2249583



\$185,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	733 sq.ft.	Age:	1963 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 805
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

Welcome to this beautifully renovated 2 bedroom, 1 bathroom condo in the sought after community of Bankview! This bright and inviting home has been updated with new laminate flooring, carpet, trim, and fresh paint, giving it a modern and move-in ready feel. The kitchen and bathroom both feature stone countertops, adding a touch of style and durability, while in-suite laundry provides everyday convenience. The spacious layout offers two comfortable bedrooms, a full bathroom, and an open living area with plenty of natural light. This unit also comes with its own parking stall and storage, making city living that much easier. The building recently received a brand new roof and a refresh to the exterior with an eye-catching paint job! Perfectly located just steps from a bus stop and only minutes to downtown, this condo is also close to 17th Avenue with its wide variety of shops, restaurants, and vibrant nightlife. Whether you're a student, investor, or first time home buyer, this is an incredible opportunity to own in one of Calgary's most central and trendy communities and at under \$190,000 in Banview with in-suite laundry and NO post-tension cables this unit is hard to beat!