



GRASSROOTS
REALTY GROUP

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304, 2130 17 Street SW
Calgary, Alberta

MLS # A2250353



\$179,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	420 sq.ft.	Age:	1979 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 395
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

This bright, beautifully renovated condo offers sweeping city views and an unbeatable location just steps from the vibrant amenities of 17th Avenue and only minutes to downtown. Inside, you'll find an updated kitchen with modern appliances and stylish vinyl plank flooring throughout. The open-concept design is perfect for both entertaining and everyday living, with expansive windows that fill the home with natural light. A flexible sunroom/workshop leads out to an oversized private patio—a rare inner-city find—ideal for relaxing or hosting on warm summer nights. The updated 4-piece bathroom features ample storage, plus the convenience of in-suite laundry. The fully enclosed 70sqft patio NOT included in the square footage measurements offers additional space for an office or flex room with beautiful views of downtown. Perfectly suited for young professionals, this home is surrounded by trendy shops and restaurants, within walking distance to downtown, just a 15-minute stroll to the Sunalta CTrain, and close to schools and parks.