



GRASSROOTS
REALTY GROUP

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650, 519 17 Avenue SW
Calgary, Alberta

MLS # A2270330



\$225,000

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 642
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-COR1 f3.0h23
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: n/a

Welcome to your new home in the heart of Cliff Bungalow, one of Calgary's most desirable core communities! This 6th-floor, 2-bedroom condo perfectly combines modern comfort, unbeatable convenience, and an incredible view that looks right over the energy of 17th Avenue, as well as the Calgary Tower! Step inside and you'll love the open-concept layout — bright, airy, and designed for both entertaining and everyday living. The spacious rooms and laminate hardwood floors throughout create a warm, contemporary vibe, while the tile bathroom adds a sleek touch. The kitchen is equipped with a nearly new dishwasher, and you'll appreciate the in-suite laundry - a luxury not found in every unit in this building! Parking? This condo comes with 2! Enjoy your titled underground stall and an optional surface stall (just \$75/month) if you'd like a second space. This pet-friendly (under 30 lbs) and non-smoking building means a comfortable, clean environment for everyone. Outside your door, discover the best of Calgary's urban lifestyle: trendy cafés, award-winning dining, boutique shopping, vibrant nightlife, and serene parks — all within walking distance. Whether you're a first-time buyer ready to embrace city living or an investor looking for a property with an unbeatable location and rental appeal, this condo offers exceptional value that's hard to find anywhere else in the city. Don't miss your chance to see it — properties in Cliff Bungalow at this price don't stay hidden for long!