



**GRASSROOTS**  
REALTY GROUP

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**405, 2140 17A Street SW  
Calgary, Alberta**

**MLS # A2274108**



**\$179,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	482 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

This wonderful apartment, in an extremely well cared for building, has super low condo fees (\$350/mo) that includes utilities. Yes you read that right - no electric bill on top of your condo fees. Low costs, an amazing location in a clean and well cared for building make this an ideal rental property or an ideal home for a first time buyer. There are many long term residents in this building and it boasts a real sense of community. Easy access to transit and minutes walk to the shopping, restaurants and bars on 17 Ave but still in the heart of Bankview, avoiding the noise and traffic from 17th Ave. This is one of the best values in the city. Looking for a place you can afford on your own or want to add to your rental portfolio? This is an amazing choice.