



GRASSROOTS
REALTY GROUP

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**2C, 515 17 Avenue SW
Calgary, Alberta**

MLS # A2282398

\$165,000



Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	541 sq.ft.	Age:	1968 (58 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 385
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR1 f3.0h23
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

One-bedroom, one-bathroom condo located on 17th Avenue SW in Calgary. This unit features a functional layout with a south-facing balcony and in-unit storage. Shared laundry is conveniently located on the same floor. The building offers main-floor retail including a bakery, pizzeria, and liquor store, and is situated in a highly walkable area close to shops, restaurants, transit, and downtown amenities.