



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.