



GRASSROOTS
REALTY GROUP

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

MLS # A2282402

\$167,000



Division:	Cliff Bungalow	
Type:	Residential/High Rise (5+ stories)	
Style:	Apartment-Single Level Unit	
Size:	559 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:	\$ 401
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. This unit offers a functional layout with a south-facing balcony and in-unit storage. Shared laundry is located on the same floor for added convenience. Situated in a mixed-use building with main-floor retail including a bakery, pizzeria, and liquor store. Enjoy a highly walkable location close to restaurants, shopping, transit, and downtown.