



GRASSROOTS
REALTY GROUP

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101, 2303 17A Street SW
Calgary, Alberta

MLS # A2284043



\$215,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	674 sq.ft.	Age:	1953 (73 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Ceramic Tile, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 0
LLD:	-
Zoning:	M-CG d111
Utilities:	-

Inclusions: N/A

Welcome to this bright and well-laid-out 2 bedroom unit, offering a functional floor plan with everything you need in a central, convenient location. The home features a comfortable living room, a practical kitchen with quartz countertops, and a full 4-piece bathroom. Both bedrooms are well-sized, making the space ideal for a variety of lifestyles. Laundry is conveniently located on the lower level, and the unit includes an outdoor parking stall for added ease. Situated in a fantastic inner-city location, you're just steps from an abundance of restaurants, caf  s, and amenities, with the vibrancy of 17th Avenue shopping right nearby. Multiple parks, green spaces, and transit options are also within walking distance, making this an excellent opportunity for homeowners and investors alike.