



**5E, 515 17 Avenue SW
Calgary, Alberta**

MLS # A2286959



\$235,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Cliff Bungalow | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 789 sq.ft. | Age: | 1968 (58 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 600 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | C-COR1 f3.0h23 |
| Foundation: | - | Utilities: | - |
| Features: | Double Vanity, No Animal Home, No Smoking Home | | |

Inclusions: N/A

Finally, a 2-bedroom unit is now available in this 8-storey, 800 sqft, centrally located Cliff Bungalow condo in the heart of the action. The location truly is prime. This north-facing unit features a downtown view w/ balcony, underground parking + in-suite laundry. The open-concept layout seamlessly connects the kitchen, dining, and living areas, with the two bedrooms thoughtfully separated by a spacious 5-piece bathroom with dual sinks w/added privacy. Enjoy stainless steel appliances, tile flooring throughout, and fresh paint that gives the space a clean, modern feel. Step outside and walk everywhere — coffee shops, some of Calgary's best restaurants and pubs, grocery stores, Stampede Park/Saddle Dome, transit, river pathways, and more are all just minutes away. Enjoy the convenient main floor bakery & liquor store. This condo is perfect for first-time buyers, or an astute investor, or anyone looking for an unbeatable location at an aggressive price point. Let's get you into this housing market...