



**305, 2417 17 Street SW
Calgary, Alberta**

MLS # A2291992



\$156,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	478 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parking Lot, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 587
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, French Door, Open Floorplan, Vinyl Windows		

Inclusions: Storage cabinet over toilet. Storage cabinet attached to wall in bedroom.

Welcome to this **STYLISH TOP FLOOR** one-bedroom condo in the heart of Bankview - with **INSUITE LAUNDRY** and **A PARKING STALL!** This well-maintained unit offers an incredible opportunity for first-time buyers, investors, or anyone looking for an affordable inner-city lifestyle. Possession available from April 20 *** Inside, you'll find hardwood floors, modern light fixtures, and crisp white walls contrasted by striking black trim and doors, creating a contemporary feel. The functional kitchen features stainless steel appliances, epoxy counters, under-cabinet lighting, and a convenient breakfast bar, making it perfect for both everyday living and entertaining. The bedroom is accessed through elegant double doors, adding character while maintaining an open, airy layout. The unit benefits from insuite laundry, a dishwasher, microwave hood fan, and newer energy efficient vinyl windows- plus there is a separate dedicated storage locker. *** The **PET-FRIENDLY BUILDING** (no size restrictions) is well maintained with a healthy reserve fund. And with condo fees for the unit of \$586.62, which includes snow removal, building maintenance, building insurance, heat, gas, water, and reserve fund contribution- it makes budgeting simple and predictable. *** Situated in the vibrant inner-city community of Bankview, and directly across from the Bankview Community Centre with tennis/pickleball and basketball courts, and just one block from the community garden and dog park. Transit is right around the corner, and you can easily walk to the shops, restaurants, and nightlife along 14 Street SW and 17 Avenue SW. *** This move-in ready unit makes it easy to settle in and start enjoying everything this fantastic location has to offer. If you're looking for affordable inner-city living in a stylish top-floor unit, this is one you won't want to miss!

want to miss. Book you showing and find out why this could be the smart move for you!