



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

**MLS # A2295114**



**\$270,000**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	805 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 522
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	C-COR1 f3.0h23
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, See Remarks		

**Inclusions:** contents of the apartment

Welcome to urban living at its finest in the heart of Cliff Bungalow. Perfectly situated right on iconic 17th Avenue SW, this spacious and beautifully furnished 2-bedroom condo offers an exceptional opportunity to enjoy the best of downtown Calgary. Whether you're a first-time buyer, investor, or looking for a stylish inner-city home, this unit delivers the ideal blend of comfort, convenience, and lifestyle. Offering 804 sq ft, this well-appointed condo features a functional layout with 2 BEDROOMS, 1 spacious bathroom, and TITLED PARKING. Inside, you'll find tasteful high-end furnishings, a bright and inviting living space, and a layout designed for both everyday living and entertaining. Step outside onto the balcony and enjoy stunning skyline views — the perfect setting for your morning coffee or evening unwind. Laundry is conveniently on the same floor as well. Currently used as an Airbnb and offered FULLY FURNISHED, this property presents a rare turnkey opportunity in one of Calgary's most sought-after locations. Surrounded by some of the city's best restaurants, pubs, cafés, and boutique shopping, you'll love the unbeatable walkability and vibrant energy that comes with living on 17th Ave. This home is ideally positioned for those seeking true inner-city living or looking to capitalize on a flexible investment opportunity in a prime location. Don't miss your chance to own in one of Calgary's most iconic lifestyle communities.