



GRASSROOTS
REALTY GROUP

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210, 519 17 Avenue SW
Calgary, Alberta

MLS # A2295437



\$189,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Cliff Bungalow | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 632 sq.ft. | Age: | 1964 (62 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Leased, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard

Water: -

Floors: Laminate, Tile

Sewer: -

Roof: -

Condo Fee: \$ 457

Basement: -

LLD: -

Exterior: Brick, Concrete

Zoning: C-COR1 f3.0h23

Foundation: -

Utilities: -

Features: Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Storage, Vinyl Windows

Inclusions: None

*** Inner-City Living *** Freshly Painted *** Walk Everywhere *** Granite Counters *** Downtown/Calgary Tower Views *** This 1-bedroom condo puts you steps from 17 Ave's restaurants, cafes, and nightlife so close you may never need to cook again. The unit was fully repainted in March 2026, giving it that "new place, new me" feeling. Enjoy a large living room, practical kitchen with island seating and granite counters, a comfortable bedroom, full bathroom, in-unit storage, private balcony, and a convenient parking stall so you don't have to circle the block. A great option for investors or anyone ready to trade long commutes for a short walk to everything. ***The Unit is Larger Than a Typical 1-Bedroom in The Complex***