



**302, 2508 17 Street SW**  
**Calgary, Alberta**

**MLS # A2297595**



**\$195,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	680 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Parkade, Parking Lot, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 663
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan		

**Inclusions:** NA

**INCREDIBLE VALUE IN BANKVIEW | 2 BED TOP FLOOR CORNER UNIT | CITY VIEWS | COVERED PARKING | EXCEPTIONAL INVESTMENT OPPORTUNITY** • Rare opportunity to own an inner-city condo with open views, NOT FACING INTO ANOTHER BUILDING, all at an incredible price point. Welcome to a standout TWO BEDROOM condo in the heart of one of Calgary's most sought-after inner-city communities. Whether you're a first-time buyer wanting an affordable entry into the inner-city market, or an investor looking for strong rental appeal in a high-demand location, this property offers exceptional value! Top floor corner unit offering excellent privacy, abundant natural light & unobstructed views of downtown & the park below. Enjoy your private east-facing balcony, perfect for morning coffee while overlooking green space, tennis courts, basketball courts & playground areas. Inside, the unit features a bright, open layout with a modern feel, including an updated kitchen & bathroom, easy-care laminate flooring & an oversized gallery kitchen that makes the most of the views & layout. This well-maintained, PET-FRIENDLY building (no post-tension cables) offers added convenience with assigned COVERED PARKING & a separate storage locker. The LOCATION is where this property truly stands out: Bankview Community Centre is right outside your front door, community garden, parks & dog park steps away • Just blocks to 17th Avenue SW, with restaurants, cafes, shopping & nightlife • Transit nearby & only a 5 min drive to downtown • Easy access to Marda Loop & surrounding inner-city communities • Quick connections to the rest of the city & mountains via Crowchild & Stoney Trail • FOR INVESTORS, this is a standout opportunity with strong rental appeal, excellent walkability, and

an affordable entry price • FOR BUYERS it offers an unbeatable inner-city lifestyle today, with the flexibility of solid long-term rental potential in the future. Immaculate, move-in ready, and offering rare value in a high-demand location.