



**GRASSROOTS**  
REALTY GROUP

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401, 1817 16 Street SW  
Calgary, Alberta

MLS # A2145076



**\$319,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	749 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 579
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

This desirable top floor unit in trendy Bankview, near 17th Ave, offers stunning downtown views, especially during events like New Year's and Stampede. With low condo fees, this modern two-bedroom, one-bath unit spans 749 sq ft. Recent updates to the building include exterior/membrane, windows/patio doors, and balcony renovations. The unit features newer laminate flooring, stainless steel appliances, a European washer/dryer combo, quartz countertops, and a tile backsplash. The high-gloss cabinets make clean-up a breeze. The bright living room benefits from East-facing windows that provide plenty of natural light. Amenities include 1 assigned parking stall, in-suite laundry and coin laundry. Located next door to a small park and close to Buckmaster Park and Bankview Community Garden, this unit is a 10-minute walk to the Bankview Community Association, which includes tennis facilities. It's also walkable to restaurants and shopping on 17th Ave and offers quick access to Crowchild Trail, making it easy to commute north to Foothills Hospital and the University of Calgary or south to Mount Royal University.