



**302, 2317 17A Street SW
Calgary, Alberta**

MLS # A2152412



\$262,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	772 sq.ft.	Age:	1968 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 490
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-CG d111
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

Experience urban sophistication in this beautifully renovated top floor, two-bedroom condo, minutes from the heart of the city and steps from the trendy Marda Loop. The bright and open floor plan offers a thoughtfully designed kitchen with quartz countertops, full-height cabinetry, and stainless steel appliances making it a joy to cook and entertain. Relax by the fireplace at the end of your day or step out the French doors to enjoy the view from the balcony. Beautiful, modern wide plank flooring flows through the entire condo. Both bedrooms are spacious, and the bathroom has been updated. Convenient in-suite laundry. Enjoy the added benefit of low condo fees that include all utilities. Don't miss out on this blend of urban convenience and serene living.