



205, 1919 17 Avenue SW
Calgary, Alberta

MLS # A2189984



\$245,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	815 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 569
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MC2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, Quartz Counters, Soaking Tub		

Inclusions: N/A

Two Bedroom Condo in 'The Manhattan' - A Perfect Urban Retreat! Located just a few blocks from the vibrant and trendy 17th Avenue SW, this spacious condo offers the perfect blend of style and convenience. Step inside to find an inviting living room that seamlessly opens to a large, covered outdoor patio—ideal for entertaining or simply relaxing. The open-concept kitchen hosts ample storage and prep space, a sit-up counter, and updated quartz countertops paired with a stylish tile backsplash. Whether you're hosting guests or cooking a quiet meal, this space is perfect for it all. The primary bedroom is generously sized with a large closet, complemented by an updated 4-piece bath for your ultimate comfort. A second, well-sized bedroom offers flexibility for guests or a home office. Enjoy the convenience of an in-suite washer/dryer combo in a dedicated room, which also provides lots of additional storage space. With assigned, heated, and secure underground parking (stall #1) and the added peace of mind of living in a well-managed and secure complex, this condo has it all. Access to public transportation, top-rated restaurants, shops, schools, and playgrounds is right at your doorstep, with walking distance to the Richmond Road Diagnostic and Treatment Centre. Perfect for first-time buyers, downsizers, or savvy investors looking for a unit that rents quickly. Don't miss out—book your private viewing today with your favourite realtor!