



**GRASSROOTS**  
REALTY GROUP

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5, 2104 17 Street SW  
Calgary, Alberta

MLS # A2203027



**\$220,000**

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	615 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 673
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete, Stucco, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

Looking for a place that's as bright and vibrant and close to Calgary's downtown core? This sunny second-floor condo in Bankview has all the charm with an affordable price tag! With two spacious bedrooms, a cozy bath, and south-facing windows that flood the space with natural light. In the kitchen you will find a new dishwasher and upgraded stainless steel appliances. The large balcony is perfect for a few planters with flowers or veggies. You'll have your own parking stall (no more fighting for street parking) and a handy little storage space downstairs for all your extras. Best of all, you're just a few blocks from the buzz of 17th Ave with endless restaurants, caf  s, shops, and nightlife. Whether you're a young professional, savvy investor, or just someone who loves being close to the action, this condo is calling your name. Call your favourite realtor and come take a look!