



**GRASSROOTS**  
REALTY GROUP

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430, 519 17 Avenue SW  
Calgary, Alberta

MLS # A2210267



**\$169,800**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cliff Bungalow                     |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 548 sq.ft.                         | <b>Age:</b>   | 1968 (57 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Stall                  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 358 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                                   | <b>Zoning:</b>    | C-COR1 |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** N/A

LOCATION LOCATION LOCATION!!! Welcome to Stratford Towers, ideally located on the vibrant 17 Ave where you have all amenities like the best restaurants, pubs/bars, cafes, bakeries and way more, just steps away. Ideal for first time buyers and investors, this little gem faces away from the noisy street for better relaxation time and sleep. The open concept offers new flooring, new granite countertop and backsplash in the kitchen and new light fixtures. The bathroom has been completely renovated with new tub and new toilet. Included in the low condo fees are gas, heat, water, trash and more! This unit offers leased parking and perfect for those who crave the inner-city lifestyle. Book your showing today, you wont regret it!