



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

101, 2308 17B Street SW
Calgary, Alberta

MLS # A2210395



\$209,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	590 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 597
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: None

BANKVIEW BEAUTY! MODERN one bedroom unit in a Boutique building (only 10 units). Nice LOCATION close to 17th Avenue, downtown and transit. Very EFFICIENT floor plan. OPEN living/dining/kitchen area with upgraded laminate flooring. BRIGHT light through large windows. Stainless steel appliances, island with over-counter lighting and raised eating bar, plus lots of counter and maple cupboard space. SPACIOUS master bedroom. UPGRADED bathroom. QUIET sound proofing in ceiling and walls, plus no neighbouring units on this floor. Full size IN-SUITE LAUNDRY and In-Suite storage. Assigned COVERED parking stall with plug-in. (Note: This building and unit actually face 17th Street SW). Great to live in or invest in! READY TO MOVE IN AND ENJOY!