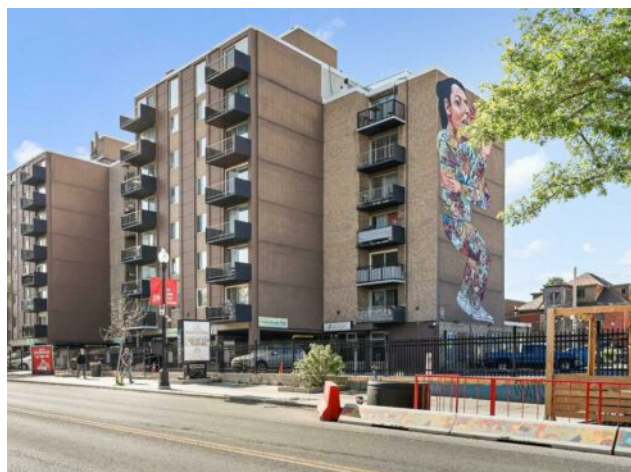


**520, 519 17 Avenue SW
Calgary, Alberta**

MLS # A2222747



\$219,000

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	795 sq.ft.	Age:	1964 (61 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 620
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR1
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: na

Amazing location perched up on the 5th floor in the Stratford Towers along 17th Ave with north west facing orientation of the unit that takes advantage of the city skyline and NW views towards the beautiful summer sunsets. This unit had a makeover in 2012 and is looking for its next lucky owner. With quartz counters, laminate flooring, newer appliances, and an updated look, this unit is a great grab. 2 bedrooms with in-suite laundry and a titled parking stall, the value on this unit is great, especially considering you are living in the heart of what is happening in Calgary. This unit, with a little imagination, could pop and wow yourself and guests that come to visit - the block wall to your living space is an opportunity not had by most! The layout of the unit is such that your bedrooms are actually of good size compared to most of the new builds out there. Located along 17th, the amenity within walking distance is tough to beat with restaurants, cafes, shopping all within a stones throw. Come take a peak from the 5th floor balcony yourself to see what this unit has in store!