

6C, 515 17 Avenue SW
Calgary, Alberta

MLS # A2242208



\$185,000

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	573 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Leased, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 373
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-COR1 f3.0h23
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: n/a

Experience the ultimate urban lifestyle in this beautifully renovated 1-bedroom condo, perfectly situated in the heart of the Beltline. Perched on the iconic 17th Avenue, this south-facing unit is flooded with natural light all day through the large patio doors and windows! Step inside to a thoughtfully updated kitchen, with new cabinetry and stainless steel appliances. The living room is the heart of the home, a warm and inviting space flooded with light from the south facing windows. The primary bedroom is spacious and features a great sized closet. The bathroom has been beautifully finished with a deep soaker tub and tasteful designer tiles. A large and highly practical storage room within the unit completes the space. The unit includes one surface parking stall (\$75/month fee, which can be waived if not needed). Shared laundry facilities are conveniently located just outside your door. Instantly recognizable by its famous exterior mural, the building also hosts a variety of commercial businesses on the lower level, including a bakery, pizzeria, liquor store and salon. Embrace a truly walkable lifestyle in the heart of the city's most exciting corridor.