

**3C, 515 17 Avenue SW
Calgary, Alberta****MLS # A2247419****\$180,000**

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	528 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Leased, None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 373
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-COR1
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Incredible value in the heart of Calgary's Beltline. This updated 1-bedroom at Stratford Towers puts you right on vibrant 17th Avenue between 4th and 5th Street, steps from caf  s, restaurants, boutiques, and transit. With recent updates throughout, it's the perfect blend of style, convenience, and location. Inside, you'll find an open-concept layout with updated vinyl flooring, a refreshed kitchen with stainless steel appliances, and a modernized bathroom with an updated shower and tub combo. The private third-floor balcony was refreshed this year, offering extra outdoor space to enjoy. Recent upgrades throughout the unit keep it feeling fresh and move-in ready. The building features secure entry, an elevator, and on-site laundry, with parking available for lease through the building when spots are available for \$75 per month. Whether you're a first-time buyer, a professional wanting to live close to work, or an investor looking for a high-demand rental location, this is a rare opportunity you will not want to miss!