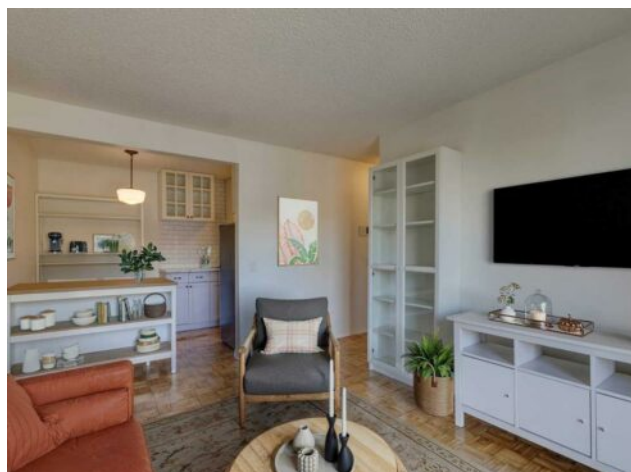


**304, 2140 17A Street SW
Calgary, Alberta**

MLS # A2266023



\$175,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	455 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Parquet	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 327
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: Dining Room Chairs (2), Dining Room Table, Dining Room Shelves, TV Stand Unit, Living Room Stand-up Shelves, Wardrobe in Bedroom

****Click the MORE INFO link below for extra details**** Welcome to #304 2140 17a St. S.W., in the heart of Bankview! Just a few blocks from 17th Avenue, you're minutes by foot from trendy restaurants, coffee shops, and local boutiques, with easy transit access and a quick commute downtown (think - no car needed!!!!). You're also just minutes from Marda Loop, making this one of the most walkable and convenient spots in the city. Inside, you'll find an updated kitchen with newer appliances, as well as an updated bathroom. It's cute as a button, and also features a west facing balcony to hang out on. Lots of large west facing windows make it super bright, and a real bonus is the low condo fees. It's a pet friendly building, is easy to rent, easy to live in, and steps from everything Calgary's inner core has to offer.