

**104, 2303 17A Street SW
Calgary, Alberta**

MLS # A2273401

\$175,000



Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	452 sq.ft.	Age:	1953 (73 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 0
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Welcome to this bright and well-laid-out 1 bedroom unit, offering a functional floor plan with everything you need in a central, convenient location. The home features a comfortable living room, a practical kitchen with quartz countertops, and a full 4-piece bathroom. The bedroom is a good size with a large closet. Laundry is conveniently located on the lower level, and the unit includes an outdoor parking stall for added ease. Situated in a fantastic inner-city location, you're just steps from an abundance of restaurants, caf  s, and amenities, with the vibrancy of 17th Avenue shopping right nearby. Multiple parks, green spaces, and transit options are also within walking distance, making this an excellent opportunity for homeowners and investors alike.