

**3, 2315 17A Street SW  
Calgary, Alberta**

**MLS # A2275892**



**\$259,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	795 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 218
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Post & Beam, Wood Frame	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Soaking Tub		
<b>Inclusions:</b>	none		

**Public Remarks:** Exceptional value for investors and owner-occupiers alike. This turnkey 2-bedroom condo offers low condo fees of \$218 and strong positive cash flow, currently rented for \$1,500/month with the flexibility to continue as a rental, operate as an Airbnb, or move in and enjoy. Located in the vibrant Bankview community and backing onto a park, this bright home is just steps from 17th Avenue and Marda Loop. The semi-open layout features windows on three sides, filling the space with natural light. The unit has been well maintained and includes updated vinyl flooring, windows, lighting, kitchen cabinetry, and appliances. Two well-sized bedrooms, a modern 4-piece bathroom with a deep soaker tub, shared laundry with the option for in-suite laundry, and no pet size restrictions complete the offering. Conveniently close to transit, Sunalta LRT, Stampede grounds, parks, and all amenities within walking distance. A fantastic investment or lifestyle opportunity, don't miss out!