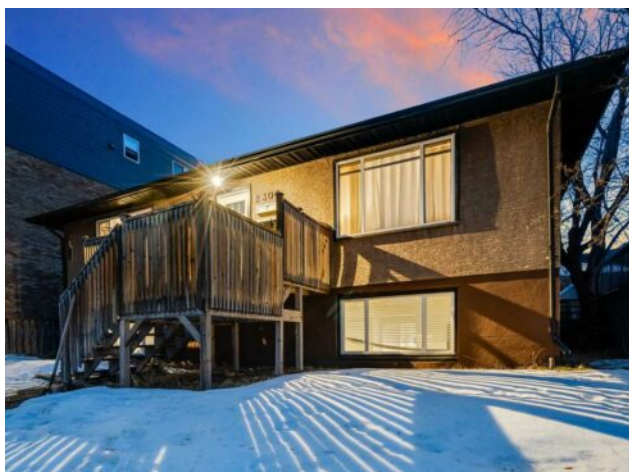


**102, 2303 17A Street SW
Calgary, Alberta**

MLS # A2278916



\$220,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	675 sq.ft.	Age:	1953 (73 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 0
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This 2 bedroom main floor unit, offers a functional layout in a highly desirable inner-city location, making it a practical addition to an investment portfolio. The unit features a large size living room, dining area and kitchen with full height cabinets. A full 4-piece bathroom, and two bedrooms finish off this unit. Laundry is located on the lower level, and the unit includes an outdoor parking stall. Situated just steps from restaurants, cafés, transit, and the amenities of 17th Avenue, with nearby parks and green spaces, this property offers strong rental appeal in a walkable location. An excellent opportunity for investors seeking an inner-city rental in an established neighbourhood.