

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

**MLS # A2278916**

**\$220,000**



<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	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, caf&eacute;s, 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.