

**2D, 515 17 Avenue SW  
Calgary, Alberta**

**MLS # A2282402**

**\$167,000**



<b>Division:</b>	Cliff Bungalow	
<b>Type:</b>	Residential/High Rise (5+ stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	559 sq.ft.	<b>Age:</b> 1968 (58 yrs old)
<b>Beds:</b>	1	<b>Baths:</b> 1
<b>Garage:</b>	None	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 401
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-COR1 f3.0h23
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

One-bedroom, one-bathroom condo located on 17th Avenue SW. This unit offers a functional layout with a south-facing balcony and in-unit storage. Shared laundry is located on the same floor for added convenience. Situated in a mixed-use building with main-floor retail including a bakery, pizzeria, and liquor store. Enjoy a highly walkable location close to restaurants, shopping, transit, and downtown.