

**100, 2508 17 Street SW
Calgary, Alberta****MLS # A2284727****\$199,000**

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	675 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler
Floors:	Ceramic Tile, Laminate
Roof:	Tar/Gravel
Basement:	-
Exterior:	Brick, Wood Frame
Foundation:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Pantry

Water: -**Sewer:** -**Condo Fee:** \$ 654**LLD:** -**Zoning:** M-C2**Utilities:** -**Inclusions:** None

Welcome to this charming 2-bedroom Apartment, a well-maintained, established building in one of Calgary's most vibrant inner-city communities. Set just steps from the Bankview Community Centre, tennis courts, parks, and the energy of 17th Avenue, this home is all about location and lifestyle. Inside, you'll find a functional layout with an open living and dining space, a cozy updated kitchen with stainless steel appliances. The unit also includes assigned covered parking and a separate storage locker, adding convenience and value. Enjoy access to green spaces, playgrounds, community gardens, and some of Calgary's best local restaurants, coffee shops, and boutiques—all within walking distance. Nearby amenities, transit, schools and shopping.