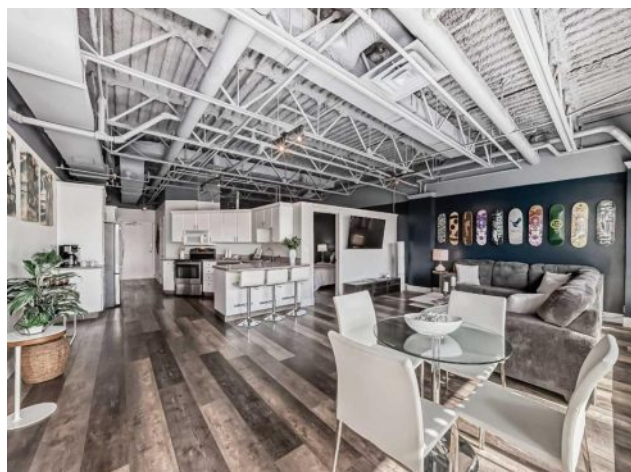


**200, 610 17 Avenue SW
Calgary, Alberta**

MLS # A2118123



\$294,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	907 sq.ft.	Age:	1979 (45 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Assigned, Enclosed, Heated Garage, Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,023
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: N/A

One of the most exciting locations in Calgary. Live in the Iconic Lofts of 17th and enjoy the lifestyle of being on Calgary's most vibrant street. Surrounded by Restaurants , shops, parks and transit and an EASY WALK TO DOWNTOWN or 4st. This apartment with it's open layout & industrial feel really couldn't get much cooler! 1 bedroom and 1.5 baths with upgraded vinyl plank flooring. What sets this unit apart? One of the largest decks in the building. Industrial style flat. CONCRETE structure Keeps the sound in! Laundry in the bedroom (super convenient). SOUTH EXPOSURE. 2PC powder room for guests. ELECTRICITY INCLUDED IN FEES. Huge storage locker. Stainless steel appliances. BEAUTIFUL VIEWS. Secured & heated parking. Sit up Peninsula for entertaining or eating. The Lofts of 17th are up to date with a strong reserve fund!