

405, 1817 16 Street SW
Calgary, Alberta

MLS # A2179784



\$299,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	757 sq.ft.	Age:	1977 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Assigned, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 593
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks		

Inclusions: N/A

Stunning 2-Bedroom Corner Unit with Panoramic Downtown Views! This bright and spacious top-floor corner unit offers a true penthouse feel, with breathtaking panoramic views of downtown Calgary. Located just steps from the vibrant shops, restaurants, and nightlife along 17th Avenue, you'll enjoy the best of urban living while backing onto a serene green space for a peaceful retreat. The open-concept layout is perfect for both relaxation and entertaining, featuring sleek, durable laminate flooring throughout and a chef-inspired kitchen equipped with stainless steel appliances, granite countertops, and a large 4-person breakfast bar. Whether you're hosting guests or enjoying a quiet meal, this kitchen is a standout. Convenience is key, with in-suite laundry and a modern bathroom with tile flooring and a tub/shower combo. The unit also includes a dedicated surface parking spot at the rear of the building, plus ample street parking. With an unbeatable location, stunning views, and contemporary finishes, this home offers the perfect blend of city and nature. Just a 10-minute walk to Sunalta LRT station, you'll have easy access to transit, making commuting a breeze. This unit truly has it all!