

305, 1919 17 Avenue SW  
Calgary, Alberta

MLS # A2183529



**\$250,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 658
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** None

Excellent location for this huge 966sf 2 bedrooms apartment in a very quiet building. It has the lowest condo fee per sf of all 2 bedrooms on the market in the central area. Several renovations were done last year: new flooring and paint, new vanity and toilet, new lighting and new washer and dryer. Enjoy your morning coffee on the West facing balcony, or have your friends over for a nice BBQ. The unit comes with a convenient underground heated parking stall. And there is also street parking for your visitors on the adjacent 18A street. It's conveniently close to transportation, shopping, schools and parks. Come and see for yourself!