

**6A, 515 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2198046**



**\$209,900**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	634 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Tile, Vinyl

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 513

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** C-COR1

**Foundation:** -

**Utilities:** -

**Features:** No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** N/A

Welcome to this beautifully renovated 1-bedroom, 1-bathroom apartment in the heart of 17th Avenue SW! This stylish unit features brand-new vinyl plank flooring, upgraded countertops, and a sleek black honeycomb backsplash in the kitchen. Modern LED lighting in both the living room and kitchen adds a warm and contemporary touch. Enjoy the convenience of in-suite laundry with your own washer and dryer, plus access to coin-operated laundry rooms on every floor. Step out onto your private balcony and take in stunning downtown views—a perfect spot to enjoy your morning coffee or unwind after a long day. Located in one of Calgary’s most sought-after areas, you’re just steps away from trendy restaurants, coffee shops, shopping, and entertainment. With easy access to transit and downtown, this is the perfect home for professionals, students, or anyone looking to experience the best of city living. Book a private showing today!