

**304, 1919 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2212994**



**\$250,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bankview                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 831 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>     | Ceramic Tile, Hardwood       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                            | <b>Condo Fee:</b> | \$ 575 |
| <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>   | No Smoking Home, See Remarks |                   |        |

**Inclusions:** N/A

Nestled on a desirable street in Calgary's vibrant Bankview community, this beautifully upgraded 2-bedroom unit in The Manhattan offers stunning downtown views from every window and the private balcony. Recent 2025 updates include brand new quartz countertops in the kitchen and bathrooms, along with fresh paint throughout. The spacious kitchen features a modern tile backsplash, a cozy breakfast nook, and opens to a dedicated dining area—ideal for both everyday living and entertaining. Enjoy a large, inviting living room with a fireplace, and two generously sized bedrooms with bright windows that fill the space with natural light. Additional highlights include in-suite laundry with extra storage and one assigned, heated, and secure underground parking stall. Located just minutes from the Red Mile, Sardar Loop, 17th Ave's trendy shops and restaurants, schools, transit, and downtown, this home is perfect for comfortable family living or a smart investment opportunity—don't miss your chance to own this exceptional condo! Open Houses: from 1:00 pm to 3:00 pm on Saturday and Sunday, April 19th and 20th, 2025.