



## 2317 17B Street Calgary Alberta

\$218,500

1 BEDROOM | 1 BATHROOM | 560 SQFT | PARKING STALL | STORAGE LOCKER | LARGE BALCONY |

Presenting a charming one bedroom condo in the inner city neighbourhood of Bankview. As you walk in, you are welcomed into an open layout with walkthrough galley kitchen, eating area and spacious living room. The kitchen features plenty of cupboard and counter space with a convenient breakfast bar and eating area. The open living room is the perfect place to relax with an abundance of natural light flooding the room. Just off the living room you will enjoy entertaining and evening sunsets on the 19 foot west facing balcony. The bedroom features a place to unwind with ceiling fan and ample closet space. This condo also includes a 4-piece bathroom, in-suite laundry, covered parking stall and storage locker. Enjoy the convenience of being across from the park and tennis courts, a short walk to 17th Avenue dining and shops and a 5-minute drive to downtown. Don't miss out on this fabulous opportunity to make this home your own or purchase as an investment property! (Board approval required if over pet is 10kg; no approval if it's under 10kg.) (id:6769)

Foyer 8.00 Ft x 3.33 Ft

Living room 15.33 Ft x 10.83 Ft

Other 13.83 Ft x 7.50 Ft

Primary Bedroom 11.67 Ft x 11.00 Ft

4pc Bathroom 7.33 Ft x 4.92 Ft

Laundry room 4.33 Ft x 3.50 Ft

Other 19.83 Ft x 3.67 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://www.mathewsaidmorley.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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