



## 2503 17 Street Calgary Alberta

\$200,000

An Ideal Place to Start! Welcome to this charming top-floor, front-facing unit located on a quiet, tree-lined street in the heart of desirable Bankview. Just steps from a community park, transit, and the vibrant 17th Avenue district, this location offers both tranquility and convenience. Inside, you'll find an efficient kitchen layout that flows into a designated dining area and a spacious living room. Step out onto your private balcony, nestled in a lush canopy of trees -- perfect for relaxing or enjoying your morning coffee. The oversized bedroom provides ample closet space and is conveniently situated next to a separate in-unit storage room. The clean and well-maintained 4-piece bathroom adds to the home's comfort. Plus, enjoy the benefits of new windows and a patio door already installed. This is an excellent opportunity for first-time buyers or investors -- don't miss your chance to own a piece of Bankview! (id:6769)

Breakfast 1.60 M x 2.00 M

Living room 3.40 M x 5.50 M

Kitchen 2.20 M x 1.80 M

Primary Bedroom 3.70 M x 3.40 M

4pc Bathroom Measurements not available

Listing Presented By:



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