



## 2503 17 Street Calgary Alberta

\$239,900

LOCATION! Welcome to this move-in ready 2-bedroom condo, freshly painted and perfectly situated in the heart of Bankview. Just minutes from downtown and within easy walking distance to 17th Avenue's shops and restaurants, this location offers vibrant city living at its best. Located directly across from tennis and basketball courts and just steps away from public transport, this spot is ideal. The open-concept layout features a spacious living and dining area filled with natural light. The well-appointed kitchen is equipped with ample counter and cabinet space, ideal for modern living. The primary bedroom is exceptionally spacious, complete with a walk-in closet. The second bedroom is flexible and can serve as a comfortable guest room, a functional home office, or a cozy den. All utilities are included, making this home perfect for first-time buyers or investors looking for passive income. In such a sought-after neighborhood, it's an opportunity that won't last long! (id:6769)

Kitchen 13.50 Ft x 7.00 Ft

Living room/Dining room 17.08 Ft x 12.17 Ft

Foyer 8.33 Ft x 3.25 Ft

Laundry room 5.00 Ft x 3.42 Ft

Primary Bedroom 14.17 Ft x 9.67 Ft

Bedroom 10.75 Ft x 8.75 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

<http://jessicabruse.com>



CIR

REALTY

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)