



## 2317 17B Street Calgary Alberta

\$229,900

Attention investors or first-time buyers! Affordable one-bedroom condo in the heart of Bankview. Ideal location, walking distance to 17th Ave, Marda Loop restaurants and shopping. Bus stop, as well as off leash dog park 100m away. This bright 2nd floor unit offers 580 sq ft with a lovely open floor plan with in-suite washer and dryer. Quiet, sunny and bright, move-in ready. Quick possession is available. Kitchen has solid maple cabinetry, abundant cupboard space, raised breakfast bar and slate tile flooring. Nook has lots of room for dining table. Spacious living room with French doors to the east-facing patio with views of the tennis courts, park and surrounding areas. Beautiful 4 piece bathroom, with deep soaker tub and finishing touches that include gorgeous slate tile flooring. A good size master bedroom easily accommodates a king size bed. This is a concrete building with covered parking in rear and a separate storage locker (no elevator). Low condo fees at \$398 that includes water and heat. An amazing unit for an amazing price. Ideal for first time buyer, or great investment property. Pet-friendly building (board approval required if over 10kg; no approval if it's under 10kg). Call to book your viewing today. (id:6769)

Living room 11.50 Ft x 9.50 Ft

Kitchen 9.08 Ft x 6.67 Ft

Dining room 7.00 Ft x 6.50 Ft

Primary Bedroom 11.25 Ft x 9.83 Ft

4pc Bathroom 7.25 Ft x 4.83 Ft

Laundry room 3.33 Ft x 2.50 Ft

Listing Presented By:



Originally Listed by:  
2% Realty

<http://www.sarahwuhomes.ca/>



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