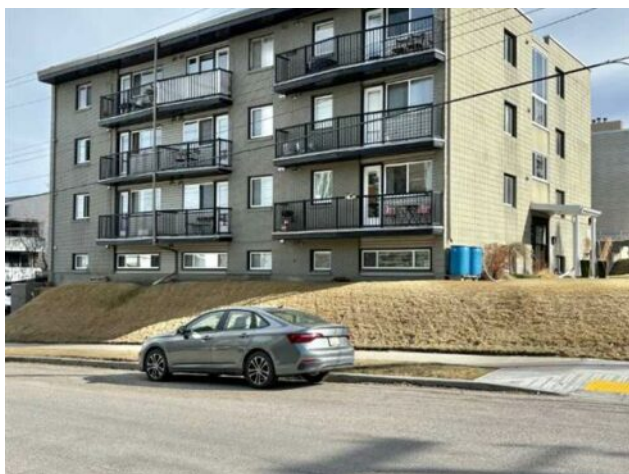


4, 2104 17 Street SW
Calgary, Alberta

MLS # A2213374



\$184,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	442 sq.ft.	Age:	1966 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Storage, Track Lighting, Vinyl Windows		

Inclusions: none

This condo is a great opportunity to own instead of rent! It features an open concept layout, in-suite laundry, stainless steel appliances, an electric fireplace with built-in shelving, laminate floors, and granite countertops. The unit has ample counter space and plenty of natural airflow from its windows, plus a private deck overlooking a park. Located near 17th Avenue, it's close to restaurants, shopping, and just minutes from downtown. The condo includes one assigned parking stall (#10), with additional street parking available – a rare perk in Bankview. Pets are allowed with board approval. Also there is additional storage assigned to this unit - lower floor, electrical room, storage spot #4. Call today for your Showing Appointment!