

**5, 2104 17 Street SW**  
**Calgary, Alberta**

**MLS # A2203027**



**\$220,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	615 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Laminate, Linoleum

**Roof:** Membrane

**Basement:** -

**Exterior:** Aluminum Siding , Brick, Concrete, Stucco, Vinyl Siding

**Foundation:** -

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 673

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** NA

Looking for a place that's as bright and vibrant and close to Calgary's downtown core? This sunny second-floor condo in Bankview has all the charm with an affordable price tag! With two spacious bedrooms, a cozy bath, and south-facing windows that flood the space with natural light. In the kitchen you will find a new dishwasher and upgraded stainless steel appliances. The large balcony is perfect for a few planters with flowers or veggies. You'll have your own parking stall (no more fighting for street parking) and a handy little storage space downstairs for all your extras. Best of all, you're just a few blocks from the buzz of 17th Ave with endless restaurants, cafés, shops, and nightlife. Whether you're a young professional, savvy investor, or just someone who loves being close to the action, this condo is calling your name. Call your favourite realtor and come take a look!