

**101, 2308 17B Street SW**  
**Calgary, Alberta**

**MLS # A2210395**



**\$209,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	590 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 597
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home		

**Inclusions:** None

**BANKVIEW BEAUTY! MODERN** one bedroom unit in a Boutique building (only 10 units). Nice **LOCATION** close to 17th Avenue, downtown and transit. Very **EFFICIENT** floor plan. **OPEN** living/dining/kitchen area with upgraded laminate flooring. **BRIGHT** light through large windows. Stainless steel appliances, island with over-counter lighting and raised eating bar, plus lots of counter and maple cupboard space. **SPACIOUS** master bedroom. **UPGRADED** bathroom. **QUIET** sound proofing in ceiling and walls, plus no neighbouring units on this floor. Full size **IN-SUITE LAUNDRY** and In-Suite storage. Assigned **COVERED** parking stall with plug-in. (Note: This building and unit actually face 17th Street SW). Great to live in or invest in! **READY TO MOVE IN AND ENJOY!**