

# \$220,000 - 450, 519 17 Avenue Sw, Calgary

MLS® #A2207016

## \$220,000

2 Bedroom, 1.00 Bathroom, 774 sqft

Residential on 0.00 Acres

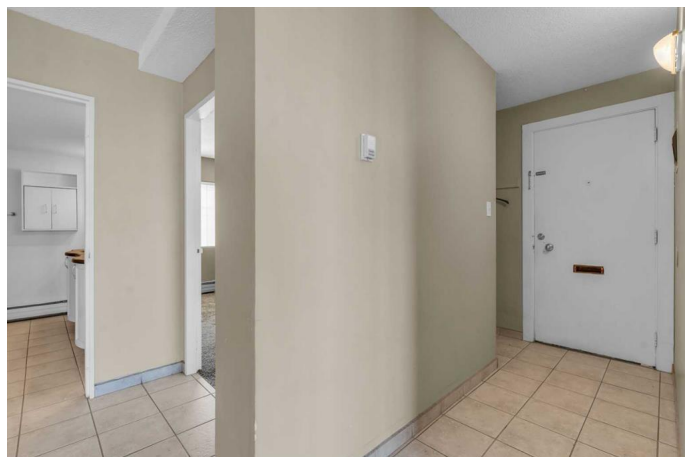
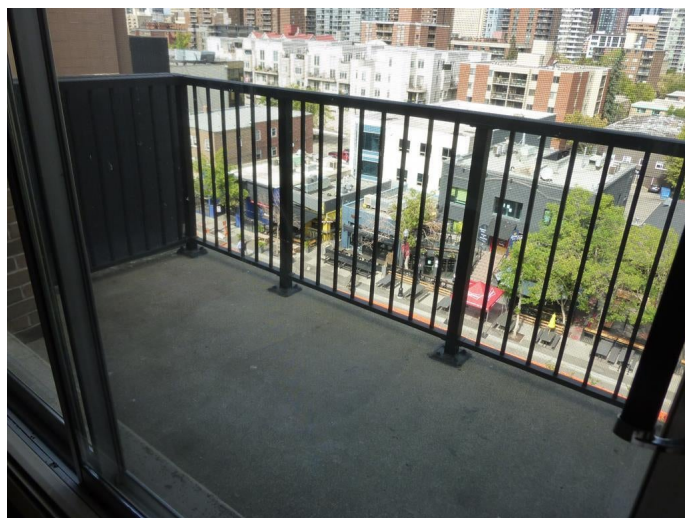
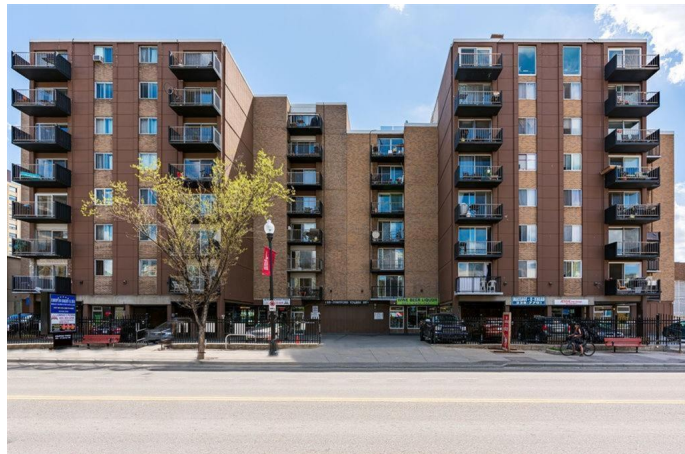
Cliff Bungalow, Calgary, Alberta

Excellent location, right in the centre of all the action on trendy 17th Ave & 4th St SW with plenty of shopping, restaurants & coffee shops. This 2 bdrm Unit is an open floor concept, very bright and cozy having the great advantage with windows on north and south sides. Fantastic downtown view from living rm and balcony. This Unit comes with an inside Titled parking stall. Over the years this Unit has been updated with new cabinets, granite counters and dishwasher in Kitchen and 2 vanities with sinks in Bathroom plus new walk in shower stall. It is ready for you to move in and enjoy the downtown life. New balcony floor and aluminum railing just installed this year, also windows and patio doors will be replaced in 2025. Inside parking stall has separate Title which adds to value

Built in 1968

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207016    |
| Price          | \$220,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 774         |
| Acres          | 0.00        |
| Year Built     | 1968        |
| Type           | Residential |



|          |                |
|----------|----------------|
| Sub-Type | Apartment      |
| Style    | High-Rise (5+) |
| Status   | Active         |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 450, 519 17 Avenue Sw |
| Subdivision | Cliff Bungalow        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 0A9               |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Elevator(s), Coin Laundry |
| Parking Spaces | 1                         |
| Parking        | Titled, Underground       |
| # of Garages   | 1                         |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, No Animal Home                      |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Window Coverings |
| Heating           | Baseboard, Hot Water                                                  |
| Cooling           | None                                                                  |
| # of Stories      | 8                                                                     |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Roof              | Tar/Gravel                   |
| Construction      | Brick, Concrete, Metal Frame |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 28              |
| Zoning         | C-COR1 f3.0h23  |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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