

\$322,000 - 750, 519 17 Avenue Sw, Calgary

MLS® #A2171797

\$322,000

2 Bedroom, 1.00 Bathroom, 774 sqft
Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Prime Investment Opportunity â€“ Fully
Furnished Penthouse with Strong Rental
Income

This fully furnished sub-penthouse offers an exceptional investment opportunity with a high rental yield and long-term tenant in place. Located at the bustling intersection of 17th Avenue and Broadway (4th Street), this top-floor unit in an eight-story building ensures privacy with no structure above.

? High Rental Income: Currently leased at \$2,200/month (tenant pays utilities & internet). Secure underground parking rented separately for \$225/month, making this a high-market-cap property. The tenant has expressed interest in extending the lease, offering stable cash flow.

? Premium Features & Layout:

Bright & Spacious: Large windows provide unobstructed city views and excellent cross-ventilation for year-round comfort.

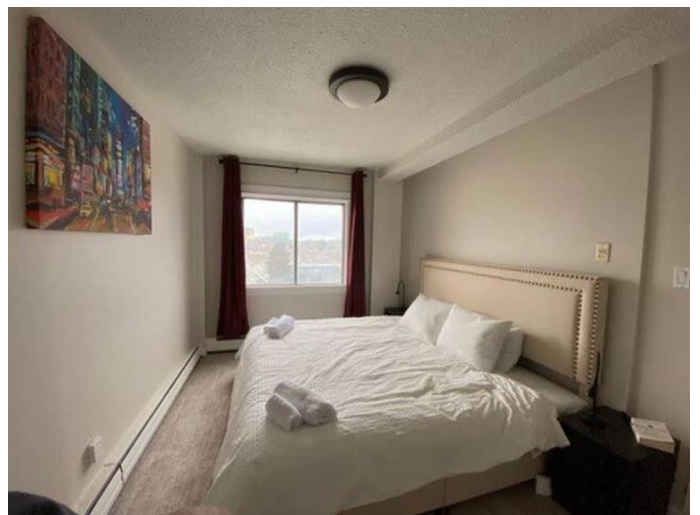
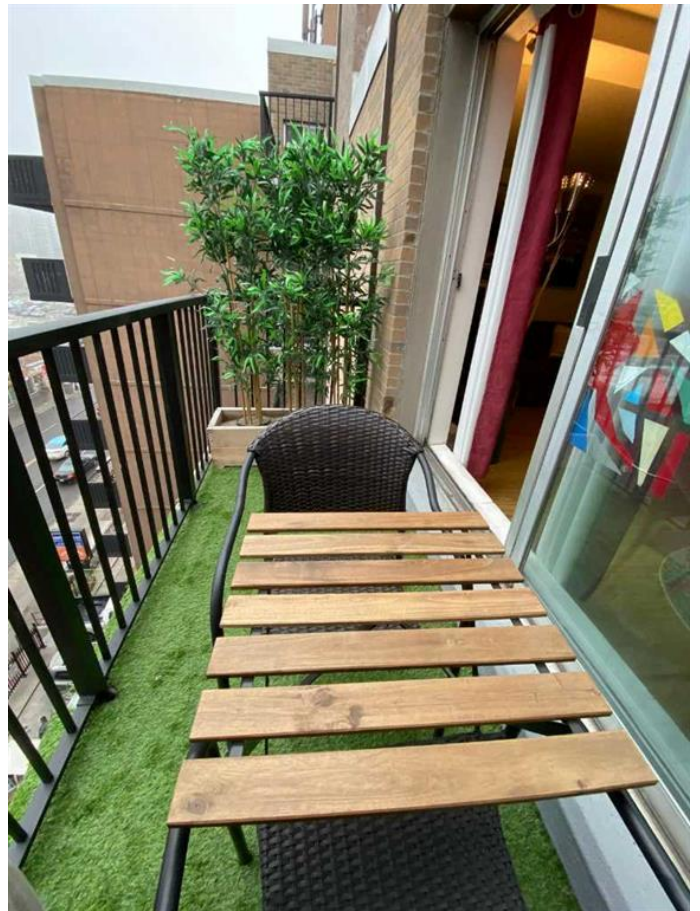
Well-Designed Bathroom: Dual sinks, a soaking tub, and an option to add a partition for privacyâ€”ideal for shared living or families.

South-Facing Bedrooms: Abundant natural light throughout the day.

Move-In or Rental Ready: Fully furnished, making it an effortless investment or personal residence.

? Urban Convenience:

Secure underground titled parking



In-suite laundry for added comfort
Prime downtown location near cafes,
restaurants, and nightlife
With a strong rental return and premium urban
appeal, this unit is perfect for investors looking
for passive income or homeowners seeking
sophisticated city living.

?? Act nowâ€™this rare investment opportunity
wonâ€™t last long!

Built in 1967

Essential Information

MLS® #	A2171797
Price	\$322,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	774
Acres	0.00
Year Built	1967
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

Community Information

Address	750, 519 17 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0A9

Amenities

Amenities	Elevator(s), Laundry
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features Double Vanity, No Animal F
Granite Counters

Appliances Dishwasher, Electric Stove
Combination, Microwave Hood

Heating Baseboard

Cooling None

of Stories 8



Exterior

Exterior Features Balcony

Construction Brick, Concrete

Additional Information

Date Listed October 8th, 2024

Days on Market 157

Zoning C-COR1

Listing Details

Listing Office Rekha Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.