

# \$240,000 - 450, 519 17 Avenue Sw, Calgary

MLS® #A2207016

## \$240,000

2 Bedroom, 1.00 Bathroom, 774 sqft

Residential on 0.00 Acres

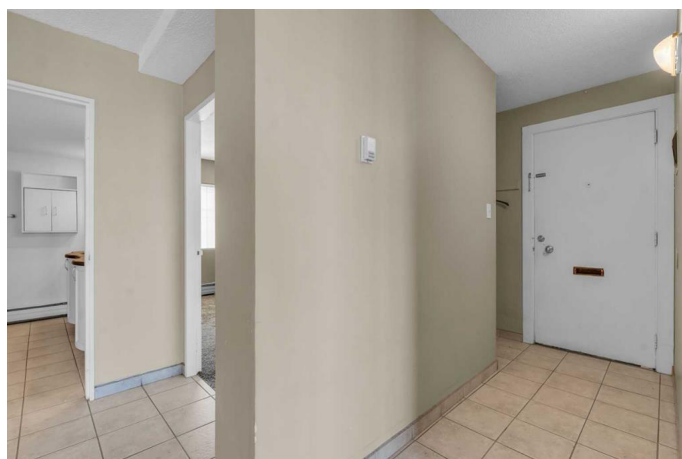
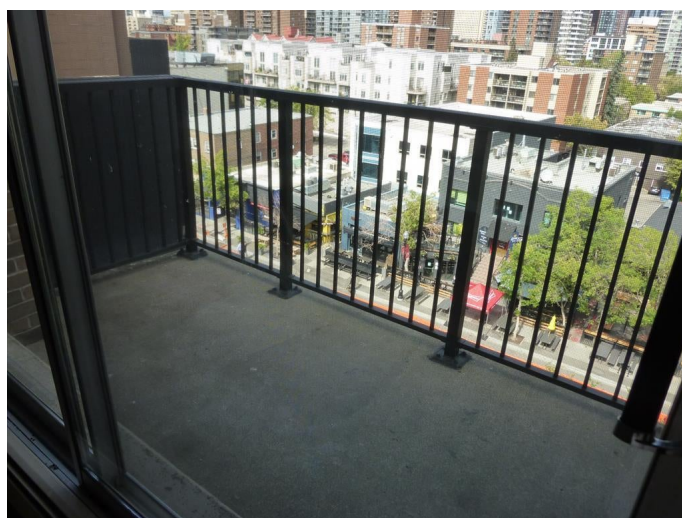
Cliff Bungalow, Calgary, Alberta

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 and 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	\$240,000
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	Coin Laundry, Elevator(s)
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	8
Zoning	C-COR1 f3.0h23

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. 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.