

# \$219,000 - 520, 519 17 Avenue Sw, Calgary

MLS® #A2222747

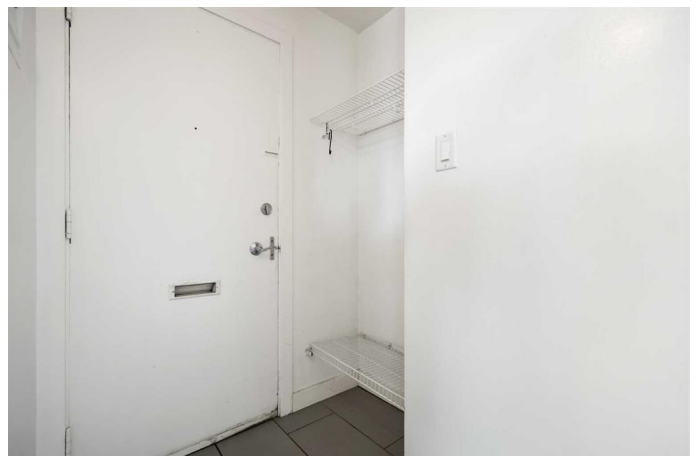
**\$219,000**

2 Bedroom, 1.00 Bathroom, 795 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Amazing location perched up on the 5th floor in the Stratford Towers along 17th Ave with north west facing orientation of the unit that takes advantage of the city skyline and NW views towards the beautiful summer sunsets. This unit had a makeover in 2012 and is looking for its next lucky owner. With quartz counters, laminate flooring, newer appliances, and an updated look, this unit is a great grab. 2 bedrooms with in-suite laundry and a titled parking stall, the value on this unit is great, especially considering you are living in the heart of what is happening in Calgary. This unit, with a little imagination, could pop and wow yourself and guests that come to visit - the block wall to your living space is an opportunity not had by most! The layout of the unit is such that your bedrooms are actually of good size compared to most of the new builds out there. Located along 17th, the amenity within walking distance is tough to beat with restaurants, cafes, shopping all within a stones throw. Come take a peak from the 5th floor balcony yourself to see what this unit has in store!



Built in 1964

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2222747  |
| Price    | \$219,000 |
| Bedrooms | 2         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 795               |
| Acres          | 0.00              |
| Year Built     | 1964              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 520, 519 17 Avenue Sw |
| Subdivision | Cliff Bungalow        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 0A9               |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Elevator(s), Parking |
| Parking Spaces | 1                    |
| Parking        | Parkade              |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Quartz Counters                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Baseboard, Natural Gas                                  |
| Cooling           | None                                                    |
| # of Stories      | 7                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 82             |
| Zoning         | C-COR1         |

### Listing Details

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