

**3, 2815 17 Street SW**  
**Calgary, Alberta**

**MLS # A2287609**



**\$307,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	711 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 391
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

You'll love the unbeatable convenience of this location paired with the comfort of this thoughtfully designed condo! This charming 2 Bedroom | 1 Full Bath | 711.05 sq ft unit offers a practical and inviting layout perfect for a first-time buyer, investor, or anyone seeking low-maintenance living. As a fully below-grade home, the space is surprisingly open and bright, featuring large south-facing egress windows that welcome in natural light throughout the day. Full disclosure the bedrooms are being indicated as being on the main floor in this listing, but unit is completely below-grade. The kitchen showcases crisp white cabinetry, a functional breakfast bar, and seamless flow into the cozy living area — ideal for relaxing evenings or casual entertaining. One of the standout features is the enclosed, secured patio with private gate access. This versatile space offers room to unwind outdoors while also providing convenient storage options — the best of both worlds. Both bedrooms are generously sized, including one with a walk-in closet and enough additional space for a desk or vanity setup. The full bathroom features a tub/shower combination and in-unit laundry for everyday convenience. Designed with comfort and efficiency in mind, this layout maximizes every square foot — no wasted space. Whether you are looking to step into homeownership or expand your investment portfolio, this is an opportunity you don't want to miss. Book your showing today!