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16, 1516 24 Avenue SW  
Calgary, Alberta

MLS # A2217969



**\$169,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Bankview                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 378 sq.ft.                         | Age:   | 1962 (63 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Off Street, Stall                  |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                             |            |        |
|-------------|-----------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas      | Water:     | -      |
| Floors:     | Hardwood, Vinyl Plank       | Sewer:     | -      |
| Roof:       | -                           | Condo Fee: | \$ 320 |
| Basement:   | -                           | LLD:       | -      |
| Exterior:   | Brick, Stucco               | Zoning:    | M-C2   |
| Foundation: | -                           | Utilities: | -      |
| Features:   | Kitchen Island, See Remarks |            |        |

Inclusions: N/A

**Stylish 1-Bedroom Condo in the Heart of Bankview** Welcome to this bright and efficient 1-bedroom, 1-bathroom condo in the vibrant inner-city community of Bankview. With just under 500 sq ft of well-designed living space, this home offers the perfect blend of comfort and convenience. Located just minutes from the energy of 17th Avenue and downtown Calgary, you'll enjoy easy access to trendy cafes, restaurants, boutiques, and nightlife. The unit features an open-concept layout, functional kitchen, and a cozy living area ideal for entertaining or relaxing. Enjoy the added convenience of 1 assigned parking stall and a dedicated storage locker—a rare find in this price point! Perfect for a first-time buyer, investor, or anyone looking to be in one of Calgary's most sought-after urban communities.