

# \$278,900 - 720, 519 17th Avenue Sw, Calgary

MLS® #A2207251

**\$278,900**

2 Bedroom, 1.00 Bathroom, 771 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Welcome to Your Urban Oasis at Stratford Towers

Experience the perfect blend of luxury and convenience in this stunning 2-bedroom sub-penthouse, perched on the 7th floor of the coveted Stratford Towers. Boasting a modern, open-concept design, this unit has been thoughtfully renovated to enhance its bright and spacious feel, featuring sleek frosted glass walls and doors that exude contemporary elegance.

Nestled in the heart of Calgary's vibrant 17th Avenue, you'll enjoy unparalleled access to the city's finest dining, nightlife, parks, and shopping—all just steps from your door. Whether you're a savvy investor or a first-time homebuyer, this property offers an incredible opportunity to own a piece of Calgary's premium real estate.

Complete with a titled underground parking stall, this unit is not only an affordable entry into the market but also a smart investment in one of the city's most desirable locations.

Don't miss out—schedule your private viewing today and start living the urban lifestyle you've always dreamed of. The Vendor has run a very successful STR Business in this sub penthouse and due to its superb location it is cash flow positive.



Built in 1968

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2207251          |
| Price          | \$278,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 771               |
| Acres          | 0.00              |
| Year Built     | 1968              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 720, 519 17th Avenue Sw |
| Subdivision | Cliff Bungalow          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2S0A9                  |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | None    |
| Parking Spaces | 1       |
| Parking        | Parkade |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Refrigerator, Built-In Range, Electric Oven |
| Heating           | Hot Water, Natural Gas                                  |
| Cooling           | None                                                    |
| # of Stories      | 8                                                       |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 55               |
| Zoning         | RM-7             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.