# \$322,000 - 750, 519 17 Avenue Sw, Calgary

MLS® #A2171797

## \$322,000

2 Bedroom, 1.00 Bathroom, 774 sqft Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Prime Investment Opportunity – Fully Furnished Penthouse with Strong Rental Income

This fully furnished sub-penthouse offers an exceptional investment opportunity with a high rental yield and long-term tenant in place. Located at the bustling intersection of 17th Avenue and Broadway (4th Street), this top-floor unit in an eight-story building ensures privacy with no structure above.

? High Rental Income: Currently leased at \$2,200/month (tenant pays utilities & internet). Secure underground parking rented separately for \$225/month, making this a high-market-cap property. The tenant has expressed interest in extending the lease, offering stable cash flow.

#### ? Premium Features & Layout:

Bright & Spacious: Large windows provide unobstructed city views and excellent cross-ventilation for year-round comfort.

Well-Designed Bathroom: Dual sinks, a soaking tub, and an option to add a partition for privacyâ€"ideal for shared living or families. South-Facing Bedrooms: Abundant natural light throughout the day.

Move-In or Rental Ready: Fully furnished, making it an effortless investment or personal residence.

? Urban Convenience:

Secure underground titled parking





In-suite laundry for added comfort
Prime downtown location near cafes,
restaurants, and nightlife
With a strong rental return and premium urban
appeal, this unit is perfect for investors looking
for passive income or homeowners seeking
sophisticated city living.

?? Act nowâ€"this rare investment opportunity won't last long!

Built in 1967

# **Essential Information**

MLS® # A2171797 Price \$322,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 774

Acres 0.00 Year Built 1967

Type Residential
Sub-Type Apartment
Style High-Rise (5+)

Status Active

# **Community Information**

Address 750, 519 17 Avenue Sw

Subdivision Cliff Bungalow

City Calgary
County Calgary
Province Alberta
Postal Code T2S 0A9

#### **Amenities**

Amenities Elevator(s), Laundry

Parking Spaces 1

Parking Titled, Underground

# Interior

Interior Features No Animal Home, No Smokii

See Remarks

Appliances Dishwasher, Electric Stove

Combination, Microwave Hod

Heating Baseboard

Cooling None

# of Stories 8

## **Exterior**

Exterior Features Balcony

Construction Brick, Concrete

# **Additional Information**

Date Listed October 8th, 2024

Days on Market 193

Zoning C-COR1

# **Listing Details**

Listing Office Rekha Realty

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