

\$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 â€” 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.

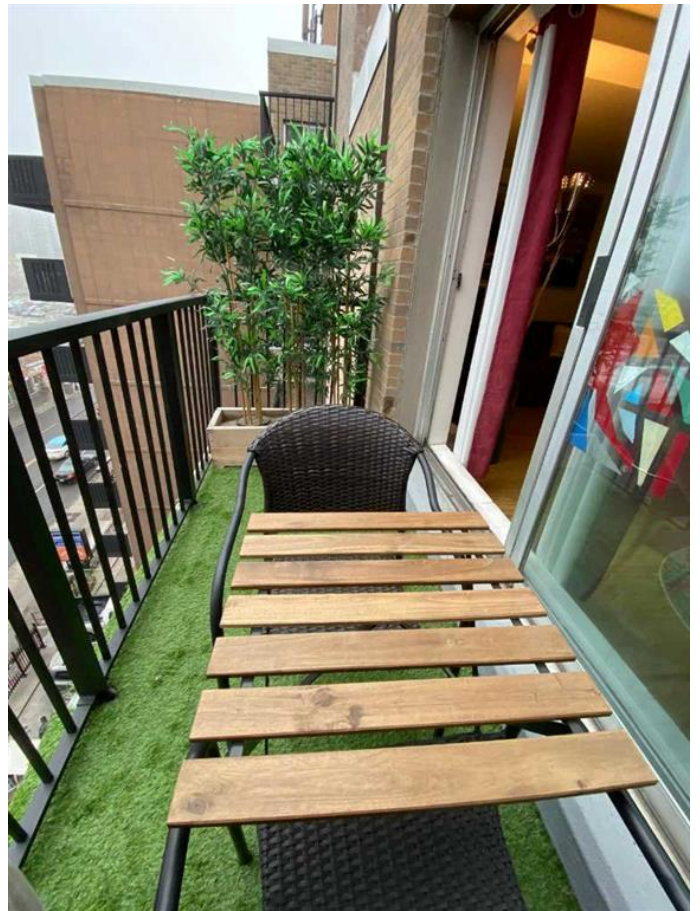
Well-Designed Bathroom: Dual sinks, a soaking tub, and an option to add a partition for privacyâ€”ideal for shared living or families.

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
wonâ€™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 Smoking See Remarks
Appliances	Dishwasher, Electric Stove Combination, Microwave Hood
Heating	Baseboard
Cooling	None
# of Stories	8



Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	October 8th, 2024
Days on Market	192
Zoning	C-COR1

Listing Details

Listing Office	Rekha Realty
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