

# \$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.

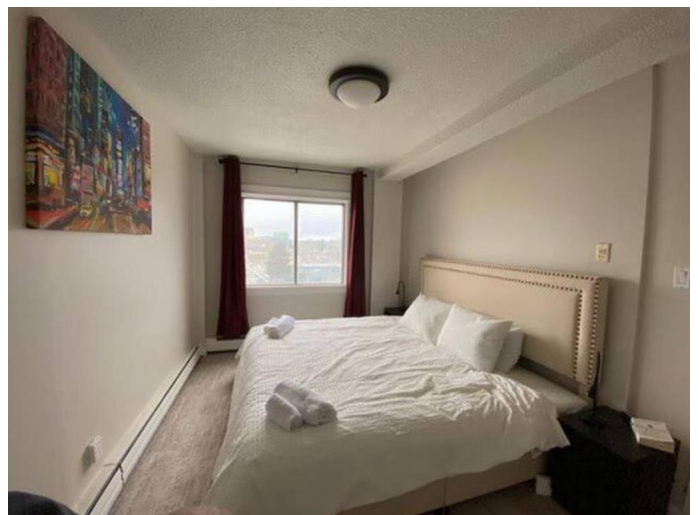
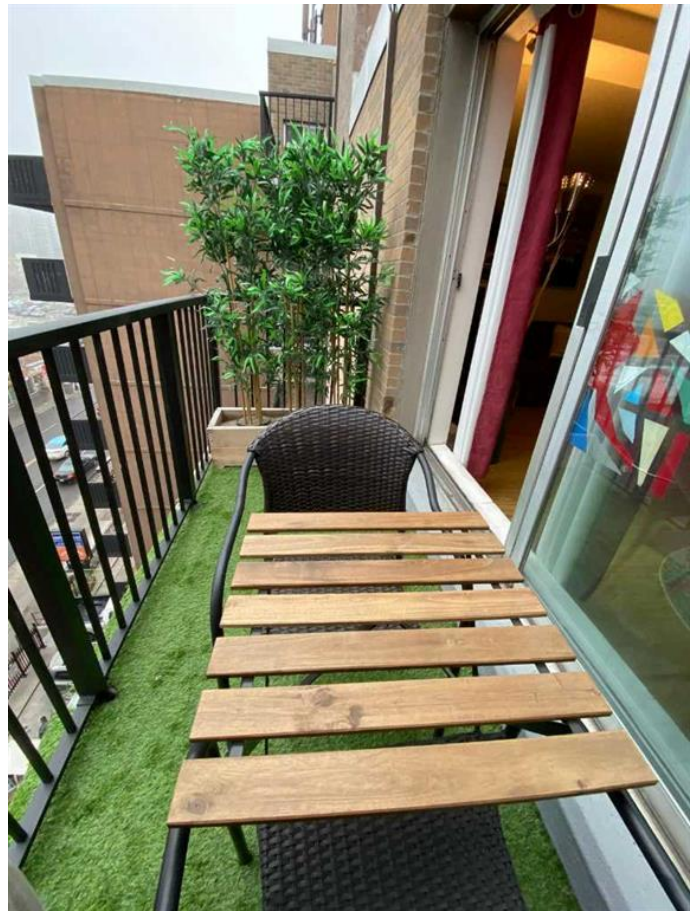
Well-Designed Bathroom: Dual sinks, a soaking tub, and an option to add a partition for privacyâ€”ideal for shared living or families.

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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