

# \$268,000 - 720, 519 17th Avenue Sw, Calgary

MLS® #A2207251

**\$268,000**

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	\$268,000
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	Built-In Range, Dishwasher, Electric Oven, Refrigerator
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	98
Zoning	RM-7

## Listing Details

Listing Office	eXp Realty
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