

# \$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.

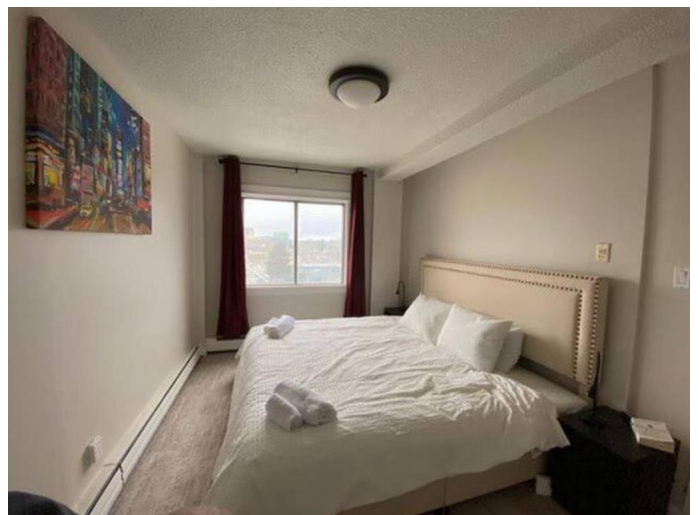
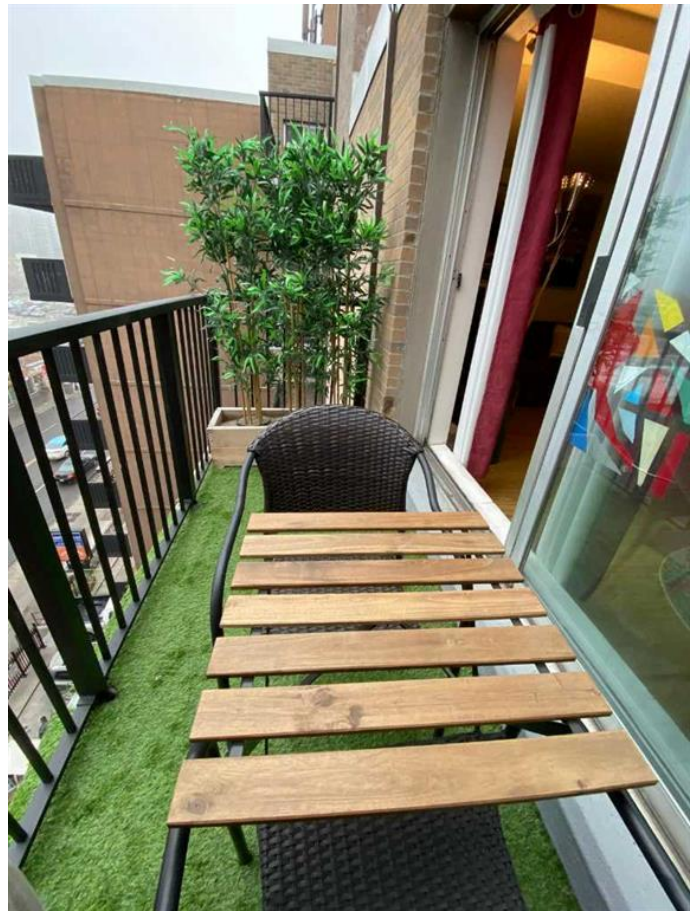
Well-Designed Bathroom: Dual sinks, a soaking tub, and an option to add a partition for privacyâ€”ideal for shared living or families.

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 now—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 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 190

Zoning C-COR1

## Listing Details

Listing Office Rekha Realty

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