

# \$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.

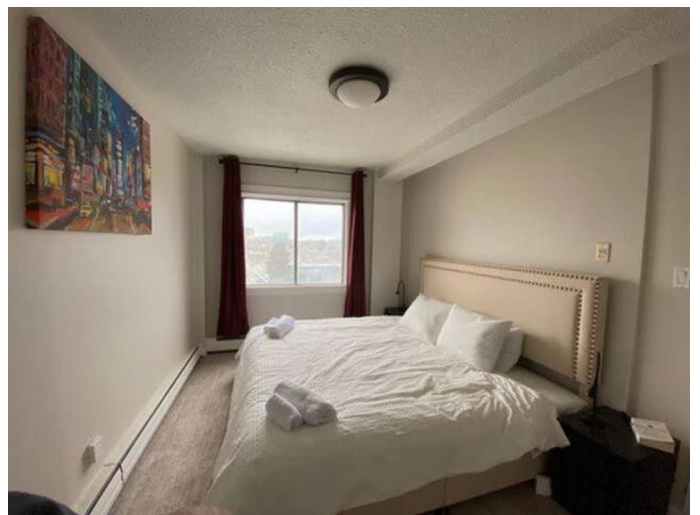
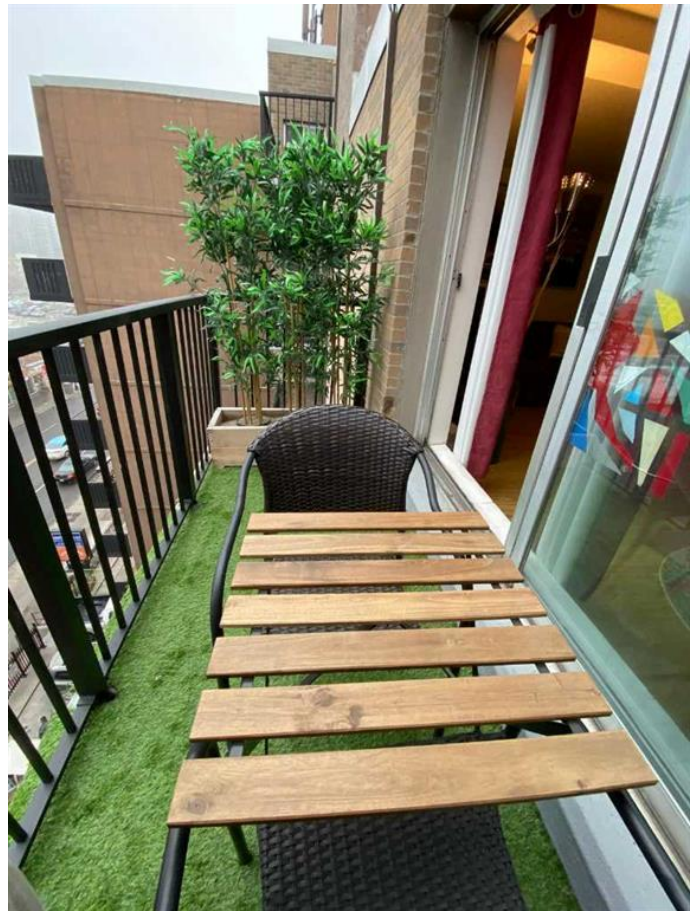
Well-Designed Bathroom: Dual sinks, a  
soaking tub, and an option to add a partition  
for privacyâ€”ideal for shared living or families.

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 Double Vanity, Granite Countertops  
See Remarks

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Baseboard

Cooling None

# of Stories 8



## Exterior

Exterior Features Balcony

Construction Brick, Concrete

## Additional Information

Date Listed October 8th, 2024

Days on Market 168

Zoning C-COR1

## Listing Details

Listing Office Rekha Realty

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