

OFFICE CONDO OWNERSHIP OPPORTUNITY IN ESTABLISHED INNER CITY NEIGHBORHOOD WITH LIVE/WORK POSSIBILITIES

## # 220 - 2505 17 AVENUE SW | CALGARY, AB

## 1,877 SF | 2<sup>ND</sup> FLOOR



#### FOR SALE

#### # 220 - 2505 17 AVENUE SW

1,877 SF | 2<sup>ND</sup> FLOOR

### **Property Highlights**

- Bright, spacious unit with city views
- Located on southwest corner of 17 Avenue SW & 24 Street SW - providing easy access and egress
- Secured underground parking for commercial users, residential users and visitors. Unit includes 4 parking stalls
- Within walking distance to LRT and bus transit
- Variety of amenities on site: True Gents Barbershop, The Village Flatbread Co., Casis Bistro, Liquor Drops

### **Property Details**

Legal Description: Plan 1112593; Unit 157 Unit Size: 1,877 SF Sales Price: \$875,000 Condo Fees: ~\$1,520/month Property Taxes: \$17,781/year Zoning: C-COR1 Year Built: 2011 Parking: 4 titled parking stalls







# CUSHMAN & WAKEFIELD

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