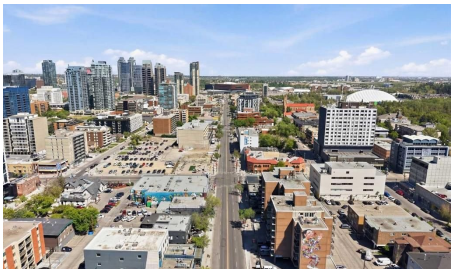
430 519 17 Avenue SW

Calgary | Active | MLS® A2355811

$164,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1968**	**601.31 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Stratford Towers puts you right in the middle of the action on 17 Ave SW - with some of the city's best dining, coffee shops, bars, and bakeries just outside your door. This well-appointed unit sits away from the street, offering a peaceful escape without sacrificing convenience. Inside, In this one bedroom condo you'll find an open-concept layout with updated flooring, granite countertops, and an updated bathtub and toilet. Condo fees include gas, heat, water, and trash, keeping monthly costs low and predictable. Leased parking available. A tenant is already in place making this an effortless addition to any investment portfolio - with income secured from the moment you close.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355811
Bedrooms	1
Bathrooms	1
Year Built	1968
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Loft/Bachelor/Studio
Total Living Area:	601.31 sq. ft.
Condo Fee:	$395.36
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North

Floor Location:	Other
Entry Level:	4
Stories Total:	8
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	1968 (Age: 58)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0714961
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -

Laundry Features:	None
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Stratford Towers
Community:	Cliff Bungalow
Amenities:	Elevator(s)
Appliances:	Electric Range, Refrigerator, Window Coverings
Inclusions:	na
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 13'11" × 9'3" ·
Main Floor	Living Room · 14'3" × 12'3" ·
Main Floor	Kitchen · 7'8" × 7'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Sidewalks
Interior Features:	Open Floorplan, See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	C-COR1
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/430-519-17-avenue-sw-calgary-a2355811/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.