\$429,900 - 2, 2101 17 Street Sw, Calgary

MLS® #A2205617

\$429,900

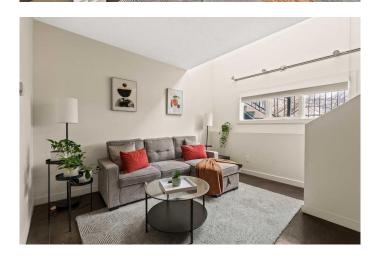
2 Bedroom, 3.00 Bathroom, 1,485 sqft Residential on 0.00 Acres

Bankview, Calgary, Alberta

An incredible opportunity to own a 2 bedroom, 2.5 bathroom townhouse with nearly 1,900 square feet of developed space + an underground secured parking stall overlooking a park! Offering exceptional value, this move-in ready townhouse provides maintenance-free living while being just steps from downtown Calgary and the countless amenities of 17th Avenue. The lower level features polished concrete floors with a large living area that has a central gas fireplace creating a cozy space for watching TV and is complete with a 2pc bathroom. The main level of the home has a large kitchen and dining area and the kitchen is complete with full-height cabinetry, granite countertops and a suite of stainless steel appliances. The open-to-below design features a large window that overlooks the park and allows natural light to flow through this space all day long creating a bright space that is perfect for entertaining guests. The second level of the home features an expansive primary suite with a large walk-in closet and private ensuite with an oversized vanity and walk-in tiled shower. The top level features another large bedroom with its own private 4pc ensuite as well as a laundry area - conveniently located on the upper level. The rooftop balcony is the perfect outdoor space with downtown views and it overlooks the park, creating an open feel in this inner city property. Private access via a hallway on the main level leads to the parkade where you'll find your secured underground







parking stall. This property is steps from all the action but far enough away to provide you with a private setting for daily living. This beautiful townhouse spanning nearly 1,900 square feet is ideal for first time buyers, investors, or those looking for a maintenance-free lifestyle without compromising on location.

Built in 2006

Essential Information

MLS® # A2205617 Price \$429,900

Bedrooms 2 Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,485 Acres 0.00 Year Built 2006

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 2, 2101 17 Street Sw

Subdivision Bankview
City Calgary
County Calgary
Province Alberta
Postal Code T2T 4M5

Amenities

Amenities Other Parking Spaces 1

Parking Assigned, Parkade, Stall, Underground

Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry,

See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony

Lot Description Back Lane, Backs on to Park/Green Space, Low Maintenance

Landscape, Treed

Roof Flat, Membrane

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 27th, 2025

Days on Market 5

Zoning M-C2

Listing Details

Listing Office Charles

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