

# \$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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