

**1815 17A Street SW**  
**Calgary, Alberta**

**MLS # A2223738**



**\$849,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,285 sq.ft.	<b>Age:</b>	1921 (104 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Experience the perfect fusion of modern elegance and timeless charm in this extensively renovated 3-bedroom, 3-bathroom home by Platinum Build Homes, ideally located in the heart of Bankview. With over 1,700 sq.ft. of beautifully finished living space, this residence delivers both style and function—just steps from the vibrant energy of 17th Avenue SW. The main floor boasts an open-concept layout that seamlessly connects the living area to a contemporary kitchen featuring quartz countertops, sleek cabinetry, and a central island that provides additional seating and durability. This level also includes a bedroom, a stylish 3-piece bathroom, and direct access to a private, low maintenance backyard perfect for entertaining or relaxing. Upstairs, the spacious primary bedroom overlooks 17A Street and includes a modern 3-piece ensuite and functional closet. On the opposite end of the hall, a generous third bedroom offers a 4-piece ensuite, a walk-in closet, and direct access to a massive private deck, ideal for indoor-outdoor living. A conveniently located laundry area completes the upper level. The fully developed basement includes a cozy recreation room—ideal for a media lounge, or home office—as well as a large storage room. Professionally renovated down to the studs, with upgrades to insulation, electrical, plumbing, HVAC, roofing, and siding, this home offers peace of mind and turnkey comfort. The detached garage provides ample parking and storage. Just minutes from downtown Calgary and surrounded by trendy shops, restaurants, and cafes, this property presents a rare opportunity to own a like-new home in one of the city's most desirable inner-city communities.