

**206, 2317 17B Street SW**  
**Calgary, Alberta**

**MLS # A2235772**



## \$240,000

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	786 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Carport, Covered, Paved, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 596
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** none

Welcome to Casa Loma! This bright and spacious corner unit in the heart of Bankview is the perfect opportunity for first-time buyers or savvy investors. With only one shared wall, this concrete-built home offers added privacy, nearly 800 sq. ft. of living space, and an abundance of natural light. Inside, you'll find a functional kitchen featuring large laminate countertops, warm shaker-style cabinetry, and tiled flooring that extends into the adjacent dining area. The open-concept layout flows seamlessly into the living room, which boasts stylish light-grey laminate flooring—ideal for relaxing or entertaining. Step out onto your private balcony and enjoy scenic views of nearby tennis courts, parks, and green spaces—a great spot to unwind. The primary bedroom is generously sized with a walk-in closet and large windows, while a second bedroom offers versatility for guests, a home office, or roommates. A 4-piece bathroom and a separate laundry/storage room complete the interior. Additional perks include a covered parking stall and an extra storage unit for added convenience. Located just steps from multiple parks, a soccer field, tennis courts, an off-leash dog park, and more! this is urban living at its best! Whether you're looking for a place to call home or a smart rental investment, this gem in Bankview checks all the boxes. Don't miss your chance to own a piece of this vibrant community!