

403, 2114 17 Street SW
Calgary, Alberta

MLS # A2254051



\$260,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,003 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 880
Basement:	-	LLD:	-
Exterior:	Cedar	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Skylight(s)		

Inclusions: Curtains, curtain rod, kitchen table with 4 chairs, 2 shelves with black rod lights by fireplace

Welcome to elevated urban living in Bankview! Perfectly positioned just steps to 17th Avenue, this top-floor condo puts you in the heart of Calgary's best dining, nightlife, and boutique shopping. Inside, the home is bathed in natural light from skylights and offers a bright, inviting layout with a cozy wood-burning fireplace, spacious dining area, and a private west-facing balcony with lots of evening sun. The fully renovated kitchen impresses with sleek white cabinetry, stainless steel appliances, and quartz countertops—designed for both style and function. Two bedrooms with a generously sized primary are complemented by a beautifully updated 4-piece bathroom. You will find trendy and durable blonde oak Luxury Vinyl Plank throughout this 1000sqft home and a large laundry room with built-in shelving adds exceptional storage. This home comes with one of the largest underground parking stalls in the building and access to a massive rooftop patio with picnic tables and breathtaking downtown views. With Buckmaster Park just around the corner, you'll enjoy the perfect balance of green space and vibrant city living! *Cat only building*