

**101, 2508 17 Street SW**  
**Calgary, Alberta**

**MLS # A2308779**



**\$200,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	638 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 623
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** N/A

Welcome to this well-located 2-bedroom apartment-style condo in the highly desirable Bankview community. Offering 638.44 sq. ft. (RMS) of functional living space, this unit features a bright living area, full kitchen, two comfortable bedrooms, and one four-piece bathroom, making it an ideal choice for first-time buyers, investors, or urban professionals. Enjoy your private balcony, perfect for morning coffee or unwinding at the end of the day. The thoughtfully laid-out floor plan maximizes space and flow, providing comfortable everyday living in a vibrant inner-city location. Situated just minutes from downtown Calgary, this home is steps from a community centre, nearby parks, and an extensive network of walking paths, offering the perfect balance of city convenience and neighbourhood charm. With easy access to amenities, transit, and Calgary's urban lifestyle, this Bankview condo presents an excellent opportunity to own in one of the city's most established inner-city communities.