

1, 2208 17A Street SW
Calgary, Alberta

MLS # A2312873



\$355,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	941 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 783
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: n/a

Welcome to this stylish inner-city condo offering the perfect blend of modern design and an incredible private outdoor retreat. Quietly tucked away from the street, this home delivers the convenience of condo living with the bonus of an outdoor space that truly sets it apart. Step inside from the private foyer entrance into a bright, open-concept living area featuring hardwood flooring, oversized newer windows, and a cozy wood-burning fireplace. Natural light fills the space and draws your eye straight to the showstopper - an elevated, MASSIVE 800+ sq. ft. PRIVATE PATIO for your exclusive use. Rarely found in condo living, this extraordinary outdoor space functions like a private backyard in the heart of the city - perfect for morning coffee, al fresco dinners, evenings around the fire pit, or effortless summer entertaining with friends and family. It nearly doubles your living space during the warmer months. The living, dining, and kitchen areas flow seamlessly together, creating an ideal setup for entertaining or relaxing at home. The kitchen features high-end stainless steel appliances, granite countertops, plenty of storage, and a generous breakfast bar that makes hosting easy. The king-sized primary bedroom offers great natural light along with custom built-ins in the walk-in closet for smart, functional storage. The bathroom has modern finishes and convenient access from both the primary bedroom and main living space. A second spacious bedroom with a large south-facing window works perfectly as a guest room, home office, or workout space. Additional features include in-suite laundry, secure parking, and a large separate storage unit. If you've been looking for inner-city condo convenience with stellar backyard energy, this is the one. Welcome home.