

11, 2407 17 Street SW
Calgary, Alberta

MLS # A2321401



\$184,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	629 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 665
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: na

Welcome to Unit 11 at 2407 17 Street SW, a well-kept two bedroom, one bathroom condo in the heart of Bankview. This bright and functional unit offers updated laminate flooring throughout, a comfortable open-concept living area, and large sliding glass doors that bring in plenty of natural light and lead to a private balcony. The kitchen features white cabinetry, stainless steel appliances, generous counter space, and a dark tile backsplash that adds a nice contrast to the space. In-suite laundry with a stacked washer and dryer adds everyday convenience. Both bedrooms are a practical size with updated windows, and the four-piece bathroom includes a dark vanity, tile flooring, and a tiled tub/shower surround. This building has seen several important exterior updates, including Hardie Board siding, updated cladding, and newer roofing, showing pride of ownership throughout the property. Residents can also enjoy access to a rooftop patio and nearby green space. Located on a quiet street in Bankview, this condo is directly across the street from tennis courts, Buckmaster Park, public transit, and the shops, restaurants, and cafes along 17th Avenue SW. A great option for first-time buyers, investors, or anyone looking for a walkable inner-city lifestyle.