

204, 1821 17A Street SW
Calgary, Alberta

MLS # A2332427



\$264,800

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 551
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to effortless inner-city living in the heart of Bankview—one of Calgary's most desirable neighbourhoods for professionals who want to be close to everything. Freshly updated with new luxury vinyl plank floors throughout and triple pane windows, this bright and beautifully maintained two-bedroom condo offers the perfect blend of comfort, style, and convenience. The crisp white kitchen features generous counter space and abundant cabinetry, making meal prep and entertaining easy. The new kitchen faucet and cabinet pulls updates the kitchen beautifully. The spacious open-concept living area is versatile enough to accommodate a cozy living room, dining space, and a dedicated work-from-home office without feeling crowded. The oversized primary retreat is a standout feature, with a walk-in closet and private two-piece ensuite. A second bedroom is ideal for guests, a room mate, or an inspiring home office, while the full bathroom offers ample vanity space and in-suite washer/dryer combo unit. An additional oversized and spacious storage room keeps everything organized and out of sight. Step onto your west-facing balcony to unwind with a glass of wine as the sun sets—a perfect spot to relax after a busy workday. Condo fees include both heat and water, making budgeting simple and stress-free. An assigned parking stall is included. Beyond your front door, you'll love the vibrant Bankview lifestyle. Enjoy access to community gardens, tennis courts, and neighbourhood events through the Bankview Community Association. Just minutes away, 17th Avenue offers some of Calgary's best cafés, brunch spots, restaurants, boutique fitness studios, shopping, nightlife, and local favourites. Spend your weekends exploring the Lilac Festival, Stampede celebrations, or simply walking to nearby parks and pathways right across the street.

Whether you're buying your first home, upgrading your lifestyle, starting your investment portfolio or looking for a walkable urban retreat, this move-in-ready condo offers the perfect opportunity to enjoy everything Calgary's vibrant inner city has to offer.