

**202, 2306 17B Street SW**  
**Calgary, Alberta**

**MLS # A2208090**



**\$565,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,781 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Insulated, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Slate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 978
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

This two-story apartment feels like a real home, with 1,780.95 sq ft of functional living space and soaring 20-foot ceilings in the family room. Large west-facing windows flood the space with natural light, while a cozy gas fireplace with a charming mantle creates a warm, inviting focal point. Bright, airy, and thoughtfully laid out, the space is ideal for relaxing, entertaining, or spending time with family. Located in the heart of Bankview, this Calgary condo-style apartment places you just steps from 17th Avenue SW, with easy access to top-rated restaurants, coffee shops, parks, and transit. You're close to the action, yet tucked away enough to enjoy peace and privacy. The main level offers an open-concept kitchen with an island, a dedicated dining area, and a generous secondary bedroom with its own full ensuite—great for guests or roommates. Upstairs, the primary bedroom features a full ensuite, a walk-in closet, and private hallway access, offering flexibility for couples or work-from-home setups. Additional features include central air conditioning, in-suite laundry, a brand-new dishwasher and hot water tank, one assigned underground parking stall, and a secure storage locker. If you're searching for a spacious two-level condo in Calgary with character, function, and a prime inner-city location—this one deserves your attention.