

\$589,900 - 302, 2306 17b Street Sw, Calgary

MLS® #A2107910

\$589,900

2 Bedroom, 2.00 Bathroom, 1,623 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Welcome to this stunning 2 bed 2 bath multi-level loft style condo overlooking Calgary's amazing downtown views!!! It isn't often these unique 2 floor units of this size come up for sale in this complex. You will love this spacious unit, with over 1650 sq/ft of living space + air conditioned, this 2 Bed 2 bath unit also features two large living rooms, a bright and open floor plan with huge soaring windows and two well appointed bedrooms one on each floor. Step into your space with a spacious kitchen and island perfect to entertain with granite counter-tops and stainless appliances, and tons of room for storage! Gorgeous cathedral ceilings + exposed brick feature wall + fireplace in the living room space with floor to ceiling windows allow for plenty of light plus fantastic downtown views day and night plus brand new hunter douglas blinds. Upstairs find the large master bedroom w/ newly renovated 4 piece ensuite, 2nd fireplace, and walk-in closet. Enjoy the loft and flex area with 2nd living room which opens to below. On the main floor you will find a large 2nd bedroom with cheater ensuite and oversized shower. Enjoy the outside from your private balcony to soak up that morning sun or evening views. This unit is in a fantastic location on the cusp of South Calgary and Bankview with quick access to parks, transit, restaurants and all of the amenities of Marda Loop and 17th Ave. It is in exceptional condition and shows pride of ownership and also comes with 2 double



indoor parking stalls. Enjoy lock and leave lifestyle and inner city living at its finest in this gorgeous home.

Built in 2002

Essential Information

MLS® #	A2107910
Price	\$589,900
Sold Price	\$557,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,623
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	302, 2306 17b Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4S8

Amenities

Amenities	Secured Parking
Parking Spaces	2
Parking	Heated Garage, See Remarks, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Views
Roof	Asphalt/Gravel
Construction	Wood Frame

Additional Information

Date Listed	March 11th, 2024
Date Sold	May 2nd, 2024
Days on Market	52
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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