

\$285,000 - 2372, 2372 17a Street Sw, Calgary

MLS® #A2110046

\$285,000

1 Bedroom, 1.00 Bathroom, 724 sqft
Residential on 0.33 Acres

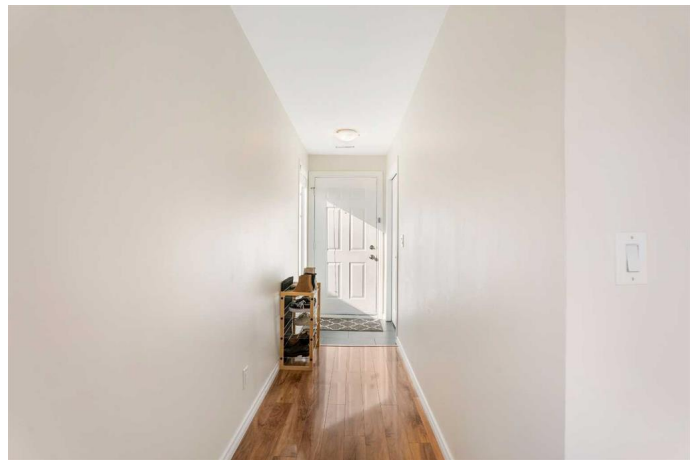
Bankview, Calgary, Alberta

Prepare to immerse yourself in the vibrant downtown atmosphere like never before, just moments away from the bustling energy of 17th Ave – home to the trendiest shops, bars, and eateries in town. This exceptional residence has undergone a comprehensive makeover, boasting brand-new kitchen tile, blinds, newly installed staircase leading up to the apartment, new roof, and siding that seamlessly elevates its curb appeal.

The space is adorned with Luxury Vinyl Plank flooring, designed to withstand your furry companions without sacrificing style. As you enter the living room, prepare to be awestruck by the soaring 14-foot ceilings, complemented by a magnificent wood-burning fireplace and bay windows that bathe the room in natural light.

The master bedroom – with its lofty ceilings and clerestory windows, creating an ambiance of spaciousness and luminosity throughout the day. The kitchen is a vision of modern elegance, featuring a sleek design, ample storage, a convenient breakfast bar, and newly tiled flooring. Plus, there's even space for a cozy workstation, perfect for multitasking or enjoying your morning coffee.

Convenience meets functionality with in-suite laundry discreetly nestled within a generous storage area adjacent to the kitchen, ensuring a clutter-free living environment. Step outside



onto your private balcony â€” a serene retreat where you can unwind and entertain amidst the backdrop of city views. And the perks don't end there â€” this unit comes complete two underground "heated" assigned parking spots for your ultimate comfort and convenience.

This property is pet-friendly and conveniently located near a dog park. With excellent transit options within arm's reach, you'll enjoy seamless connectivity to all that the city has to offer. Don't miss out on the opportunity to experience urban living at its finest â€” schedule your viewing today and make this your new home sweet home.

Built in 1982

Essential Information

MLS® #	A2110046
Price	\$285,000
Sold Price	\$300,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	724
Acres	0.33
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2372, 2372 17a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T4S1

Amenities

Amenities	Secured Parking, Trash
Parking Spaces	2
Parking	Assigned, Off Street, Parkade

Interior

Interior Features	Ceiling Fan(s), Closet Organ
Appliances	Dishwasher, Dryer, Electric Window Coverings
Heating	Fireplace(s), Standard, Forced
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
# of Stories	2

Exterior

Exterior Features	Balcony, Private Entrance
Construction	Brick, Vinyl Siding, Wood Fra

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 5th, 2024
Days on Market	5
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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