# \$219,900 - 204, 2417 17 Street Sw, Calgary

MLS® #A2110881

## \$219,900

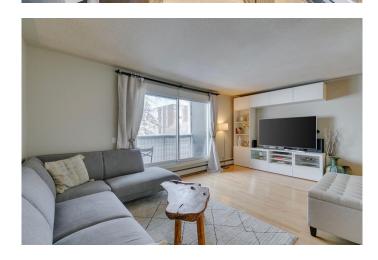
2 Bedroom, 1.00 Bathroom, 725 sqft Residential on 0.00 Acres

Bankview, Calgary, Alberta

Fantastic location FACING A PARK in desirable Bankview! This east-facing 2-BEDROOM unit has views of the park, tennis court & community centre. Located on a quiet street with many mature trees, this is a peaceful retreat to call home. Located on the 2nd floor at the front of the building, it's an easy half flight of stairs to get right to your front door. This owner-occupied condo is spacious, bright and updated! The kitchen and living area is open-concept with hardwood flooring and access onto the large balcony. Plenty of room for a sectional couch or add in a dining table or work-from-home setup in this large, flexible space. Kitchen has tons of cabinetry and stainless steel appliances. Both bedrooms are generously sized so you can fit proper furniture, unlike the new shoe-box sized condos out there! Bathroom has been modernized and there is a whole wall of storage along the hallway. Full-sized WASHER & DRYER included. There is an assigned parking stall out back and a large storage locker on the lower level of the building. Both Marda Loop and 17 Ave are in walking distance for all of your shopping, eating & drinking needs! Easy access throughout the city from this quiet street, enjoy riding a bike or scooter to all of the Calgary hotspots! Pet-friendly building and there is an off-leash dog park just a block west :)







#### **Essential Information**

MLS® # A2110881 Price \$219,900 Sold Price \$225,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 725
Acres 0.00
Year Built 1977

Type Residential
Sub-Type Apartment
Style Low-Rise(1-4)

Status Sold

# **Community Information**

Address 204, 2417 17 Street Sw

Subdivision Bankview
City Calgary
County Calgary
Province Alberta
Postal Code T2T 4M9

#### **Amenities**

Amenities Storage

Parking Spaces 1

Parking Stall

#### Interior

Interior Features Breakfast Bar, No Smoking Home, Open Floorplan

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Baseboard, Natural Gas

Cooling None

# of Stories 3

#### **Exterior**

Exterior Features Private Entrance

Roof Flat Torch Membrane

Construction Brick, Wood Frame Foundation Poured Concrete

### **Additional Information**

Date Listed March 5th, 2024

Date Sold April 12th, 2024

Days on Market 38

Zoning M-C2

HOA Fees 0.00

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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