

# \$630,000 - 2125 17a Street Sw, Calgary

MLS® #A2118229

**\$630,000**

3 Bedroom, 2.00 Bathroom, 1,029 sqft

Residential on 0.06 Acres

Bankview, Calgary, Alberta

Charming and updated 1.5 Storey, 1 + 2 bedroom lofty-feeling home with DOUBLE DETACHED GARAGE, city views, and a west facing backyard! The main floor features hardwood floors, and an open floor-plan, with large family and dining rooms, plus a 3 piece bath. The large kitchen boasts stainless steel appliances and granite counters, plus plenty of cabinets and lots of counter space for meal prep. Kitchen is a chef's dream with a pantry cupboard & other specialty drawers and cupboards. The eat-up counter is great for entertaining, or for a casual meal, plus the french doors off of the kitchen access the fully-fenced backyard, large wood deck, and garage. The loft could function as the primary bedroom, as it boasts a ton of storage, skylights and wood paneled ceilings, or could be a great art/hobby studio, reading room, or dedicated work space. The basement has two bedrooms and a 4-piece bath, along with the living room with wet bar and a very cool indoor planter, utility room, and laundry room. Bankview is an attractive community as it offers an easy commute downtown via 14th or Crowchild, and is easily bikeable utilizing the bike lanes. Nearby uptown 17th Ave SW has everything you need including retail, entertainment, and recreation.

Built in 1914

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2118229          |
| Price          | \$630,000         |
| Sold Price     | \$605,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,029             |
| Acres          | 0.06              |
| Year Built     | 1914              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Sold              |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 2125 17a Street Sw |
| Subdivision | Bankview           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2T 4R9            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### **Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Closet Organizers, Skylight(s), Stone Counters         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Awning(s)       |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2024 |
| Date Sold      | April 17th, 2024 |
| Days on Market | 20               |
| Zoning         | R-C2             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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