

\$262,900 - 303, 2317 17a Street Sw, Calgary

MLS® #A2127004

\$262,900

2 Bedroom, 1.00 Bathroom, 780 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Back on market due to Financing Step into the heart of Bankview and discover your fully updated and lovingly maintained 2-bedroom haven! This top-floor unit boasts a cozy gas fireplace and easy-to-maintain laminate flooring throughout the two bedrooms. The open concept living room, dining area, and kitchen create a welcoming space for relaxation and entertainment. The charming kitchen features modern stainless steel appliances, quartz counters, subway tile backsplash, a convenient breakfast bar, ample pantry space, and modern pendant lighting, making meal prep a joyous affair. Indulge in the luxurious 4-piece bathroom featuring a deep soaker tub, adding a touch of elegance. Enjoy summer evenings on the cute west-facing balcony, perfect for hosting BBQs or simply soaking up the sun. With two spacious bedrooms and an extra in-suite storage closet, you'll have plenty of room! All windows in the unit have recently been replaced. All utilities other than internet included in condo fees. Laundry hook up in unit. The best parking stall in the building, mostly covered parking stall closest to the side door entrance. Prime location with easy access to public transportation, playgrounds, tennis courts, and the nearby dog park. Plus, with 17th Ave and Mardaloop just a stone's throw away, you'll have endless dining, shopping, and entertainment options right at your fingertips! Don't miss out on this fantastic opportunity to own your slice of urban paradise



in one of Calgary's most vibrant neighborhoods!

Built in 1968

Essential Information

MLS® #	A2127004
Price	\$262,900
Sold Price	\$258,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	780
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	303, 2317 17a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4S2

Amenities

Amenities	Laundry, Storage, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	May 1st, 2024
Date Sold	June 6th, 2024
Days on Market	36
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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