

# \$319,900 - 2374 17a Street Sw, Calgary

MLS® #A2166177

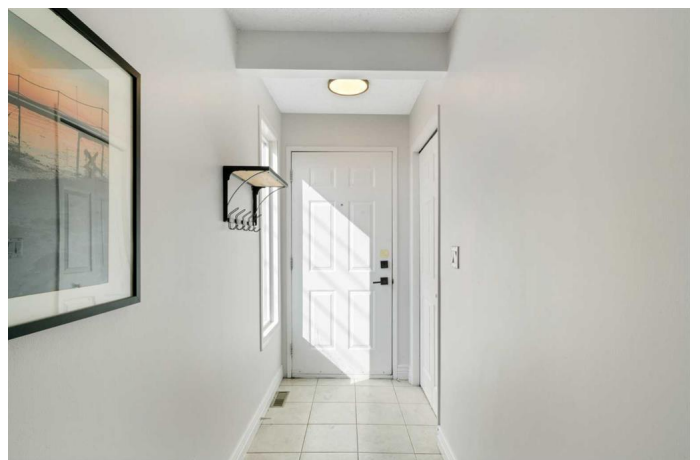
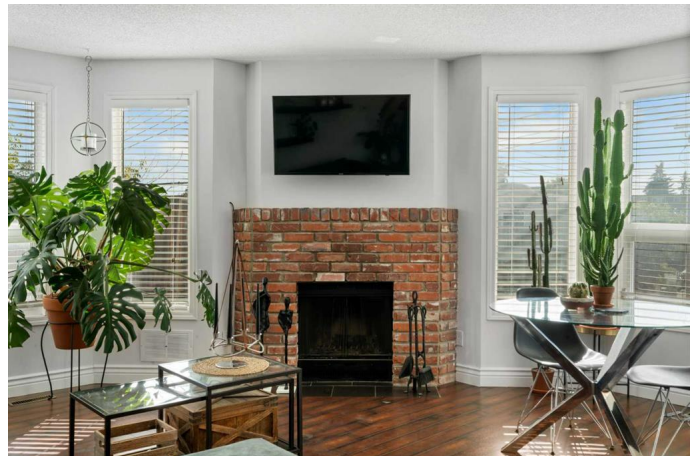
**\$319,900**

1 Bedroom, 1.00 Bathroom, 733 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Welcome to this charming 1 bedroom, 1 bathroom townhouse, a corner unit nestled in a prime location that offers the perfect combination of space, natural light, and privacy. With 733 sq. ft. of living space, this unit boasts an expansive, fully fenced patio that provides an outdoor retreat for enjoying sunny days and relaxing evenings. Surrounded by semi-mature trees, the patio offers a balance of sun and shade, perfect for year-round enjoyment. Step inside to an airy, light-filled space where the south-facing windows flood the entire home with warmth and natural light, creating a welcoming and cozy atmosphere. The open-concept living area includes a kitchen with a convenient pass-through to the living room, perfect for entertaining or staying connected while preparing meals. Adjacent to the kitchen is a flexible office/workspace, ideal for remote work or creative projects. The generously sized bedroom comfortably fits a king-sized bed, with plenty of room for additional furniture. A spacious 4-piece bathroom and a laundry/utility room complete the interior layout, providing both comfort and convenience. Other features of this home include an assigned secure underground parking stall. Situated in the sought-after Bankview neighbourhood, you'll enjoy easy access to transit, nearby parks, and all the amenities of Uptown 17th Avenue, including shops, restaurants, and cafes. With recent upgrades to the complex, including



newer patios, roof, and exterior siding, this dog-friendly townhouse offers the ideal balance of urban living and outdoor relaxation. Whether youâ€™re a first-time buyer or looking to invest, this home offers unbeatable value in a vibrant communityâ€”donâ€™t miss your chance to make it yours!

Built in 1982

**Essential Information**

MLS® #	A2166177
Price	\$319,900
Sold Price	\$317,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	733
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

**Community Information**

Address	2374 17a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4S1

**Amenities**

Amenities	Secured Parking
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	None
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 18th, 2024
Date Sold	October 5th, 2024
Days on Market	17
Zoning	M-CG d111
HOA Fees	0.00

## Listing Details

Listing Office	Royal LePage Benchmark
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