

# \$565,000 - 202, 2306 17b Street Sw, Calgary

MLS® #A2208090

**\$565,000**

2 Bedroom, 2.00 Bathroom, 1,781 sqft  
Residential on 0.00 Acres

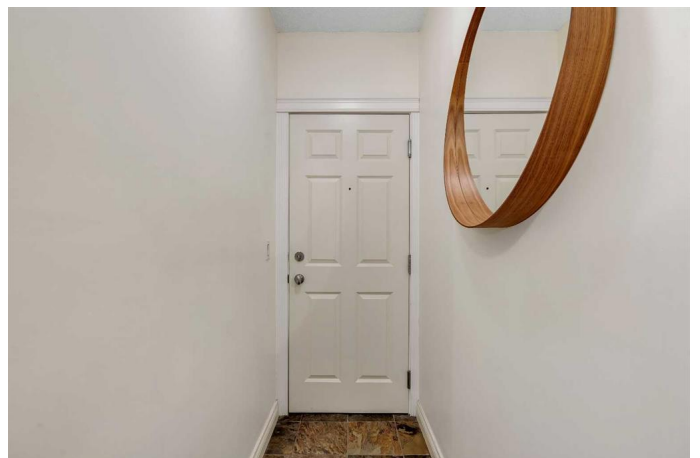
Bankview, Calgary, Alberta

This two-story apartment feels like a real home, with 1,780.95 sq ft of functional living space and soaring 20-foot ceilings in the family room. Large west-facing windows flood the space with natural light, while a cozy gas fireplace with a charming mantle creates a warm, inviting focal point. Bright, airy, and thoughtfully laid out, the space is ideal for relaxing, entertaining, or spending time with family.

Located in the heart of Bankview, this Calgary condo-style apartment places you just steps from 17th Avenue SW, with easy access to top-rated restaurants, coffee shops, parks, and transit. You're close to the action, yet tucked away enough to enjoy peace and privacy.

The main level offers an open-concept kitchen with an island, a dedicated dining area, and a generous secondary bedroom with its own full ensuite—great for guests or roommates. Upstairs, the primary bedroom features a full ensuite, a walk-in closet, and private hallway access, offering flexibility for couples or work-from-home setups.

Additional features include central air conditioning, in-suite laundry, a brand-new dishwasher and hot water tank, one assigned underground parking stall, and a secure storage locker.



If you're searching for a spacious two-level condo in Calgary with character, function, and a prime inner-city location this one deserves your attention.

Built in 2002

### Essential Information

MLS® #	A2208090
Price	\$565,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,781
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	202, 2306 17b Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T4S8

### Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Storage
Parking Spaces	1
Parking	Assigned, Heated Garage, Insulated, Underground
# of Garages	1

### Interior

Interior Features	Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Mantle
# of Stories	4
Basement	None

## **Exterior**

Exterior Features	Balcony, Courtyard, Storage
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	April 10th, 2025
Days on Market	13
Zoning	M-C2

## **Listing Details**

Listing Office	Charles
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