

\$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

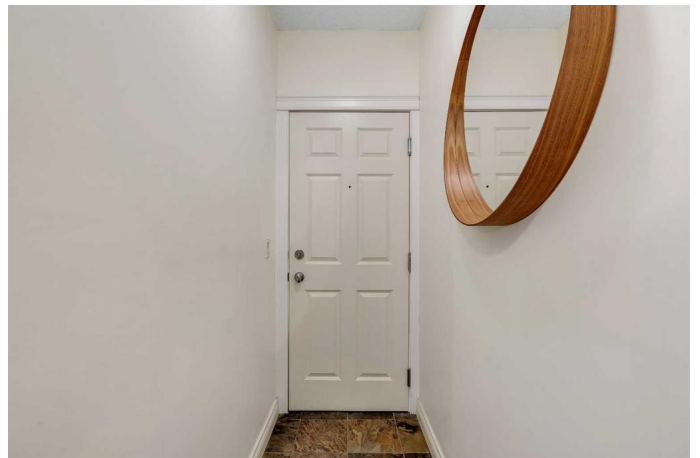
Bankview, Calgary, Alberta

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)
-------------------	---

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	3
Zoning	M-C2

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.