

\$534,900 - 202, 2306 17b Street Sw, Calgary

MLS® #A2222515

\$534,900

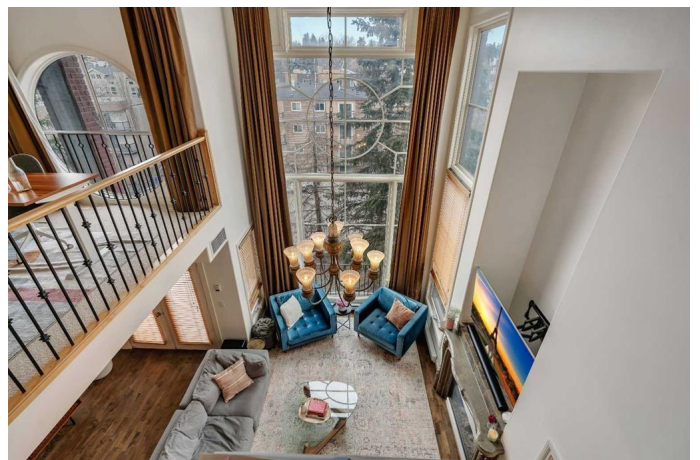
2 Bedroom, 2.00 Bathroom, 1,781 sqft
Residential on 0.00 Acres

Bankview, Calgary, Alberta

This rare two-storey apartment in the heart of Bankview offers just under 1,780 sq ft of functional living space and soaring 20-foot ceilings that create an open, airy feel. With west-facing windows flooding the living area with natural light and a gas fireplace with a classic mantle, the main living space is both inviting and spacious. The open-concept kitchen features island seating and flows directly into a dedicated dining area, making it ideal for daily living and entertaining. On the main level, you'll also find a generously sized secondary bedroom with its own full ensuite bathroom—perfect for guests, roommates, or a home office setup.

Upstairs, the private primary suite includes a full ensuite, a walk-in closet, and separate hallway access, providing privacy and flexibility for couples or work-from-home professionals. 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.

Located just steps from 17th Avenue SW, this home places you close to some of Calgary's best restaurants, coffee shops, parks, and public transit, while still offering a quiet and private retreat. If you're searching for a large, well-maintained apartment in Calgary's inner city with modern updates, thoughtful design, and an unbeatable location,



this is the one to see.

Built in 2002

Essential Information

| | |
|----------------|------------------|
| MLS® # | A2222515 |
| Price | \$534,900 |
| 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 | Gas, Living Room, Mantle, Decorative |
| # 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 | May 22nd, 2025 |
| Days on Market | 9 |
| Zoning | M-C2 |

Listing Details

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

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