# \$395,000 - 1, 2101 17 Street Sw, Calgary

MLS® #A2231340

### \$395,000

2 Bedroom, 3.00 Bathroom, 1,348 sqft Residential on 0.00 Acres

Bankview, Calgary, Alberta

A multi-level townhouse located in Bankview with a secured, underground parking stall and overlooking a park . Offering 2 bedrooms and 2.5 bathrooms, this spacious unit features hardwood flooring throughout the main living area and a functional layout ideal for investors or buyers looking to add value. Each bedroom includes its own private ensuite, with the top-floor bedroom also featuring a private balcony. The walkout basement living room has a gas fireplace and doors that lead to a fenced courtyard, offering additional outdoor space and privacy. There is direct access to the home from the underground parking. Don't miss this opportunity to get into a desirable location with strong upside potential. This property is being sold as is, where is under a court order.



#### **Essential Information**

MLS® # A2231340 Price \$395,000

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,348 Acres 0.00

Year Built 2006







Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

## **Community Information**

Address 1, 2101 17 Street Sw

Subdivision Bankview
City Calgary
County Calgary
Province Alberta
Postal Code T2T 4M5

#### **Amenities**

Amenities Other

Parking Spaces 1

Parking Assigned, Underground

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Refrigerator, Electric Range

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room, Basement

Has Basement Yes

Basement Finished, Full, Walk-Up To Grade

#### **Exterior**

Exterior Features Balcony

Lot Description Back Lane, Backs on to Park/Green Space, Low Maintenance

Landscape, Street Lighting, Treed

Roof Tar/Gravel

Construction Wood Frame, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 24th, 2025

Days on Market 132 Zoning M-C2

# **Listing Details**

Listing Office MaxWell Canyon Creek

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