

# \$799,900 - 2127 17a Street Sw, Calgary

MLS® #A2204124

**\$799,900**

3 Bedroom, 4.00 Bathroom, 2,190 sqft  
Residential on 0.06 Acres

Bankview, Calgary, Alberta

OPEN HOUSE SATURDAY 12-2pm -

Welcome to this well upgraded home in the sought-after community of Bankview. With breathtaking unobstructed downtown views and a fully equipped illegal basement suite, this property is perfect for a variety of buyers, from those seeking a vibrant urban lifestyle to savvy investors. Just steps from the lively 17th Avenue, you'll enjoy unparalleled access to trendy shops, restaurants, and all the excitement the inner city has to offer. This wonderful home spans four levels! Starting with the main floor featuring a bright and inviting living room, dining area, and an upgraded modern kitchen complete with a gas stove/oven. A convenient 2-piece bath completes the main level. The second level offers a spacious bonus room with unobstructed city views and a private balcony, a large bedroom with its own ensuite, and a versatile den/office that can be tailored to your needs. At the top of the home, the master suite takes center stage, occupying an entire floor for maximum privacy and luxury. It features a generous bedroom with its own private balcony, a large walk-in closet, and a 4-piece ensuite bathroom, creating the ultimate sanctuary to unwind. The fully equipped 1-bedroom basement suite is a standout feature, offering its own heating source, private entrance, a sizable bedroom with a walk-in closet, and a spacious living/dining area—ideal for guests or tenants. Recent upgrades since 2023 include a new



room/den with closet, vinyl flooring throughout, fresh paint, a new hot water tank, and a new roof. Additionally, this home offers the added benefits of an attached garage and a private, fenced-in yard providing the perfect outdoor space for relaxation and entertainment. This home is the perfect combination of style, comfort, and functionality. Call now to schedule your private showing and make this remarkable property your own!

Built in 1982

### Essential Information

MLS® #	A2204124
Price	\$799,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,190
Acres	0.06
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	2127 17a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4R9

### Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Attached

# of Garages 1

### **Interior**

Interior Features Open Floorplan, See Remarks, Storage, Separate Entrance  
Appliances Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer, Window Coverings, Microwave Hood Fan, Oven  
Heating Central  
Cooling None  
Has Basement Yes  
Basement Exterior Entry, Finished, Full

### **Exterior**

Exterior Features Balcony, Private Entrance, Private Yard, Other  
Lot Description Back Lane, Back Yard, Other, See Remarks  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 20th, 2025  
Days on Market 27  
Zoning R-CG

### **Listing Details**

Listing Office Real Estate Professionals Inc.

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