

# \$319,900 - 2338 17a Street Sw, Calgary

MLS® #A2206596

**\$319,900**

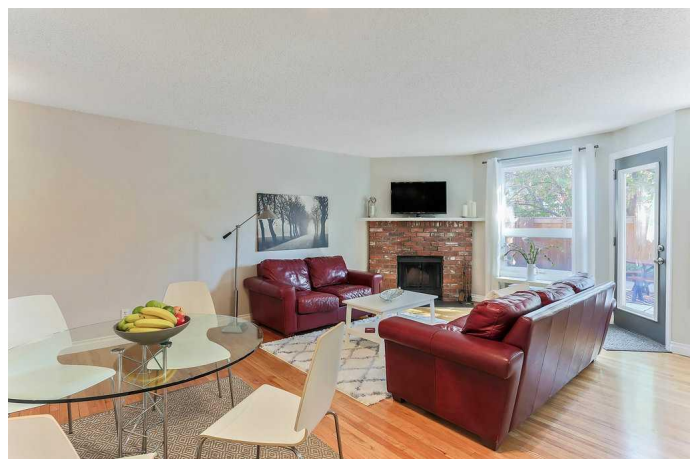
1 Bedroom, 1.00 Bathroom, 721 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Open House this Sat + Sun 1-3pm March 29 +30. There is no comparison. One of the most anticipated townhomes to come to market this immaculate home stands out from all the rest!

The perfect blend of space + tranquility, this one bedroom executive townhome is in a prime location close to a pet friendly park in a solid building that will exceed the needs of the most scrupulous buyer. Rarely does an opportunity like this become available offering the largest private inner city yard you have ever seen in a condo with direct access into your unit! The yard is HUGE w/700 sq ft of pet friendly fenced yard space that is exclusive to your use only! This immaculate & lovingly maintained upgraded home offers a fabulous open+ bright layout, over 720 sq ft of finished living space featuring 1 large bedroom, 1 bathroom, offers the best underground parking stall location & a massive separate storage room right in front of your stall. Upon entry into your new home you are greeted with a calm elegance, extensive upgrades, exceptional details of designer features with low maintenance tile and hardwood flooring, large living room with a soothing wood burning fireplace, with access to your yard perfect for hosting friends and enjoying an evening bbq with splendid views in any season. Formal dining room, great newer upgraded kitchen with ample cupboard & counter space, stylish upgraded backsplash, premium quartz counters, upgraded appliances, great lighting, kitchen den with desk perfect for that work life



balance! The large primary bedroom with room for a king bed has a view of the yard with spacious closet, fabulous upgraded 4 pc bathroom and designer lighting. Enjoy the convenient newer main floor laundry, and one of two storage rooms in the mechanical room! Some of the many highlights include ample street parking for guests or clients, BIG windows, upgraded painting throughout and low condo fees! The building itself is extremely well maintained + manicured and pets are allowed. A perfect location for buyerâ€™s or investors situated in the sought after Bankview neighbourhood, youâ€™ll enjoy easy access to transit, nearby tennis and dog parks, and all the amenities of Uptown 17th Avenue, including shops, restaurants, and cafes. With recent upgrades to the complex, including newer patios, roof, and exterior siding, this dog-friendly townhouse offers the ideal balance of urban living and outdoor relaxation. Whether youâ€™re a first-time buyer or looking to invest, this home offers unbeatable value in a vibrant community. A must to see, donâ€™t miss your chance to make it yours! Call today!

Built in 1982

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2206596      |
| Price          | \$319,900     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 721           |
| Acres          | 0.00          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |

Status Active

### Community Information

Address 2338 17a Street Sw  
Subdivision Bankview  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2T 4S1

### Amenities

Amenities Parking, Storage, Trash, Visitor Parking  
Parking Spaces 1  
Parking Parkade, Underground

### Interior

Interior Features No Smoking Home, Open Floorplan, Stone Counters, Natural Woodwork  
Appliances Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Basement None

### Exterior

Exterior Features Private Yard, Storage  
Lot Description Few Trees, Views, Treed  
Roof Shingle  
Construction Mixed  
Foundation Poured Concrete

### Additional Information

Date Listed March 28th, 2025  
Days on Market 5  
Zoning M-CG

### Listing Details

Listing Office MaxWell Capital Realty

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