

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

MLS® #A2222515

**\$534,900**

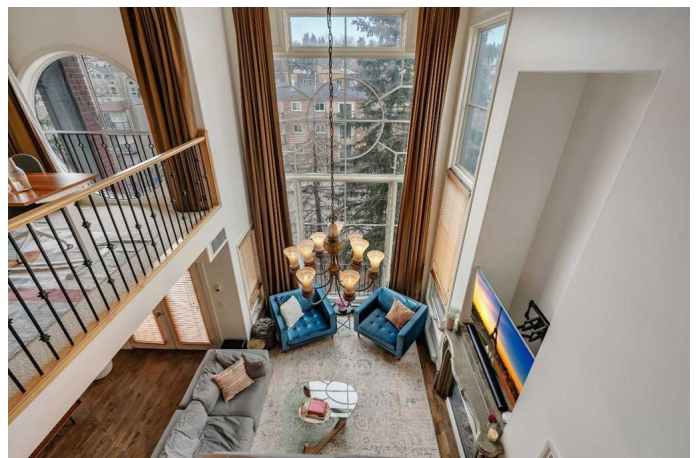
2 Bedroom, 2.00 Bathroom, 1,781 sqft  
Residential on 0.00 Acres

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	7
Zoning	M-C2

## Listing Details

Listing Office	Charles
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