



## 2306 17B Street Calgary Alberta

\$575,000

WOW! Welcome to this executive residence in the heart of Bankview, inner-city Calgary! This stunning 2-storey condo offers nearly 1,650 square feet of sophisticated living space with two spacious bedrooms, two spa-inspired bathrooms, two oversized indoor parking stalls, and one large storage locker. As you enter this open-concept, southeast-facing, corner/end unit, you'll immediately be captivated by soaring cathedral ceilings and floor-to-ceiling windows that frame picturesque views of downtown Calgary, from both floors of the unit. Natural light pours in, illuminating exquisite details throughout: from the gleaming hardwood floors, to the granite countertops, stainless steel appliances and rich maple cabinetry in the gourmet kitchen, to the opulent natural gas fireplace in the expansive living room. The sizeable dining room is perfect for hosting family gatherings. Upstairs, you will find an elegant loft/den, and secondary living room that are open to below, and capture more of the extraordinary views of downtown. Recent upgrades here include: newer central air conditioning unit, furnace, hot water tank, washer and dryer, gas stove, and top-of-the-line energy efficient Hunter Douglas window treatments. Walking distance to Buckmaster Park, Bankview Community Association (tennis courts, basketball court, playground), Bankview Community Gardens, and Bankview Dog Park! Only minutes to the trendy districts of Marda Loop and 17th Avenue! This immaculate condo is a rare opportunity that should not be missed. Call today! (id:6769)

3pc Bathroom 9.42 Ft x 4.92 Ft  
 Bedroom 13.50 Ft x 11.75 Ft  
 Dining room 10.92 Ft x 15.42 Ft  
 Kitchen 8.58 Ft x 23.25 Ft  
 Laundry room 6.25 Ft x 11.08 Ft

Living room 10.92 Ft x 11.92 Ft  
 4pc Bathroom 6.50 Ft x 12.33 Ft  
 Primary Bedroom 12.58 Ft x 17.00 Ft  
 Loft 19.42 Ft x 27.83 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

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