



## 2317 17A Street Calgary Alberta

\$225,000

Nestled in the heart of Calgary's historic Bankview neighborhood, this charming two-bedroom condo offers the perfect blend of comfort, convenience, and style. Located in a well-maintained building with the majority of owner-occupied units, it provides an ideal setting for those seeking a quiet, community-focused lifestyle. Constructed from concrete, the building ensures minimal sound transfer between units, offering a peaceful living experience. Inside, you'll find new luxury vinyl plank flooring and fresh paint throughout, adding a modern touch to the space. The open-concept layout features a kitchen island, and the unit is bright and airy. One standout feature is the window above the sink, which brings in natural light and enhances the homey feel. Two spacious bedrooms, with the master featuring a built-in closet system. There's ample storage within the unit with a large storage room, coat closet (both featuring door doors) and a broom closet, plus additional storage in a dedicated locker beneath the stairs. The condo also comes with an assigned parking spot and low monthly condo fees of \$540, which conveniently cover all utilities, including electricity, water, and gas. The location is truly unbeatable. Directly across the lane, you'll find a peaceful park with mature and newly planted trees, providing a serene space to relax. Just one house away, there's an off-leash dog park with stunning skyline views, perfect for pet owners. Within a 10-minute walk, you can access the vibrant 17th Avenue and Marda Loop shopping districts, offering a variety of dining, shopping, and entertainment options. The building is also just one block from a community center featuring tennis and basketball courts, making it easy to stay active. Nimmons Park, located just up the block, is home to public sculptures by renowned local artist Katie Ohe. Buckmaster Park, a few blocks away, hos...

Living room 15.08 Ft x 12.67 Ft

Other 11.75 Ft x 8.83 Ft

Pantry 1.58 Ft x 1.92 Ft

Primary Bedroom 12.42 Ft x 13.08 Ft

Bedroom 11.50 Ft x 9.08 Ft

4pc Bathroom Measurements not available

Storage 7.58 Ft x 2.92 Ft

Other 4.42 Ft x 6.25 Ft

Listing Presented By:



Originally Listed by:  
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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net