



## 1821 17A Street Calgary Alberta

\$250,000

Discover Your Dream Condo in Bankview, Calgary! Welcome to this stunning two-bedroom condo nestled in the vibrant community of Bankview. Just a short stroll from the bustling 17th Avenue, this gem is perfectly situated on a serene street, offering a peaceful retreat with the convenience of downtown living. Key Features: Prime Location: Enjoy the best of both worlds with a tranquil setting overlooking a charming park, while being just minutes away from downtown Calgary. Spacious Living: This Upper-floor unit boasts nearly 900 sq. ft. of open-concept living space, featuring laminate floors throughout. Modern Amenities: Convenience is at your fingertips with in-suite laundry (stacked washer/dryer), a dishwasher, and ample storage space, including a roomy storage closet/pantry. Comfortable Bedrooms: Both bedrooms are generously sized, with the primary bedroom offering a bright window, a walk-in closet, and a 2-piece ensuite bathroom. An additional full bathroom with full bathtub and a Large second bedroom round out this property. Outdoor Bliss: Step into the living room and out onto the expansive balcony to soak in breathtaking views of the park. Parking & Storage: Benefit from a covered parking spot right by the door, a spacious in-suite storage room, and shared/locked bike storage with additional storage available in the basement. Inclusive Condo Fees: Enjoy the ease of condo fees that cover both heat and water. Community Perks: Bankview is a thriving neighborhood known for its vibrant community spirit and diverse amenities. Active Lifestyle: The Bankview Community Association offers tennis courts, community gardens, and hosts special events. Proximity to 17th Avenue: Indulge in top-rated restaurants like YYC Pasta Bar, Galaxie Diner, and Tropical On 17th. Enjoy local events such as the Lilac Festival, Red Mile, Stampede parties, and Saturdays on 17th for live music. Family-Fri...

Other 3.52 M x 1.05 M

Other 3.37 M x 2.43 M

Living room/Dining room 5.33 M x 4.38 M

Primary Bedroom 3.03 M x 4.55 M

Other 2.15 M x 1.17 M

2pc Bathroom 1.50 M x 1.57 M

4pc Bathroom 2.14 M x 2.36 M

Laundry room .82 M x .75 M

Bedroom 2.99 M x 5.32 M

Storage 1.78 M x 2.94 M

Listing Presented By:



Originally Listed by:  
2% Realty

<http://2percentproperty.com>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)