



## 2101 17 Street Calgary Alberta

\$419,900

\*\*\* OPEN HOUSE on SUNDAY, NOVEMBER 12, from 2:00-5:00PM \*\*\* WOW! This is a gorgeous townhouse in sought-after Bankview, SW Calgary with UNOBSTRUCTED VIEWS OVERLOOKING THE CITY! This property boasts 2 PRIMARY BEDROOMS and 2.5 BATHROOMS in 1,654 SQUARE FEET OF FULLY DEVELOPED LIVING SPACE with an OVERSIZED ASSIGNED PARKING STALL IN THE SECURED UNDERGROUND PARKADE (accessible directly from the townhouse unit) and a PRIVATE ROOFTOP PATIO (FRONTING ONTO A PARK/PLAYGROUND WITH BREATHTAKING VIEWS OF DOWNTOWN)! This bright, modern, open-concept unit has NORTH and SOUTH EXPOSURE with plenty of natural light from the surplus of windows! Upgrades here include: CONCRETE FLOORS (with in-floor heat rough-in), HARDWOOD FLOORS, TALL CEILINGS, GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES and a NATURAL GAS FIREPLACE! AIRBNB, SHORT TERM RENTALS AND PET FRIENDLY COMPLEX! Impeccable location, walking distance to all amenities! Meticulously well kept! Pride of ownership is evident here! Don't miss out on this RARE OPPORTUNITY - call today! (id:6769)

2pc Bathroom .00 Ft x .00 Ft

Living room 14.08 Ft x 17.67 Ft

Furnace 3.50 Ft x 9.67 Ft

Dining room 14.17 Ft x 9.17 Ft

Kitchen 12.42 Ft x 9.75 Ft

Furnace 3.83 Ft x 6.58 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 12.33 Ft x 19.33 Ft

Primary Bedroom 14.00 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:  
MAXWELL CAPITAL REALTY



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