



2124 17 Street Calgary Alberta

\$415,999

Rare corner unit in Bankview!! Welcome to FLAT17, a well-managed boutique building with limited turnover and a single long-term owner for this suite. This second-floor corner unit features a functional open layout with large windows and excellent privacy, with no nearby high-rise buildings looking into the unit. Enjoy beautiful downtown views from the living room and seasonal fireworks right from home. The unit has been meticulously maintained with numerous recent upgrades, including: new wall A/C (2025, under warranty), fresh paint throughout (2025), new garburator (2025), new deck covering (2025), new American Standard Tofino dual-flush toilets in both bathrooms (2025), new low-decibel exhaust fans in both bathrooms (2025), new bathroom faucets (2025), new kitchen faucet (2025), and luxury vinyl plank flooring (2023). Additional features include stainless steel appliances, a natural gas stove with custom exhaust fan, underground heated parking stall, and a separate storage unit. FLAT17 offers secure access and an unbeatable inner-city location just steps to 17th Avenue shops and restaurants, schools, transit, and major routes including Crowchild Trail, Glenmore Trail, and Deerfoot Trail. This is truly a rare opportunity as units in this sought-after building seldom come to market! (id:6769)

Primary Bedroom 10.67 Ft x 12.42 Ft
3pc Bathroom 5.00 Ft x 8.83 Ft
Bedroom 10.67 Ft x 11.25 Ft
Other 8.92 Ft x 5.83 Ft
4pc Bathroom 5.08 Ft x 7.42 Ft

Laundry room 2.58 Ft x 2.83 Ft
Kitchen 15.25 Ft x 8.92 Ft
Living room 12.00 Ft x 16.67 Ft
Dining room 7.92 Ft x 9.08 Ft
Other 7.67 Ft x 6.83 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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