



2405 17 Street Calgary Alberta

\$549,900

Generous living space, an abundance of natural light and a rarely found double attached garage are just a few of the highlights of this end-unit townhouse in Bankview. Thoughtfully laid out over three levels, the home offers two spacious bedrooms, comfortable living areas and a number of recent improvements, all in an excellent inner-city location. The main living level is bright and open, with 9-foot ceilings and large windows overlooking the neighbouring park. A spacious living room with a gas fireplace connects to the dining area and well-appointed kitchen, featuring expansive granite countertops, a breakfast bar, stainless steel appliances and ample cabinetry. Just off the kitchen, a large west-facing deck provides a lovely extension of the living space, with views of the surrounding greenery. The upper level offers two generously sized bedrooms, each with access to its own full bathroom. The primary bedroom is particularly spacious, with room for a separate sitting area, a walk-in closet with organizers and a modern ensuite featuring a tiled walk-in shower. Laundry and additional storage are conveniently located on this level. Practical features are equally well considered, including a lower-level powder room, direct access to the double attached garage and additional space for storage and shelving. Newer triple-pane windows, carpeting and a recently replaced hot water tank are among the improvements, while central air conditioning, low condo fees and dog-friendly living for dogs up to 25 lbs add to the overall appeal. Situated directly across from a neighbourhood park and pickleball courts, the home enjoys an attractive setting within easy reach of Marda Loop, 17th Avenue and downtown. Restaurants, cafes, shopping and recreational amenities are all close by, providing the convenience of inner-city living with green space just outside the door. A spacious, well-maintained...

2pc Bathroom .00 Ft x .00 Ft

Kitchen 11.58 Ft x 8.50 Ft

Dining room 10.50 Ft x 8.50 Ft

Living room 18.33 Ft x 17.00 Ft

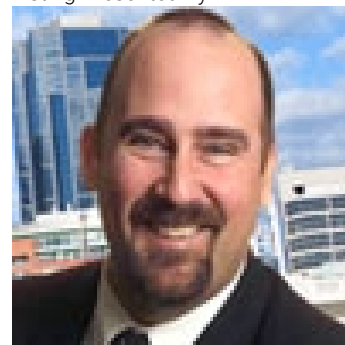
Primary Bedroom 21.08 Ft x 13.50 Ft

Bedroom 11.25 Ft x 10.00 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
Charles

<http://www.martibogue.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca