



## 2306 17B Street Calgary Alberta

\$469,900

Amazing downtown views from this loft style unit!!! It isn't often these unique 2 floor units come up for sale in this complex. With over 1650 sq/ft of living space + air conditioned, this 2 Beds (on separate floors) 2 bath unit also features two large living rooms with a bright and open floor plan. Step into your space with a spacious kitchen and island perfect to entertain with granite counter-tops and stainless appliances, and tons of room for storage! Gorgeous cathedral ceilings + exposed brick feature wall + fireplace in the living room space with floor to ceiling windows allow for plenty of light plus fantastic downtown views day and night. Upstairs find the large master bedroom w/ newly renovated 4 piece ensuite, fireplace, and walk-in closet. Enjoy the loft and flex area with 2nd living room which opens to below. On the main floor you will find a large 2nd bedroom with cheater ensuite and oversized shower. Enjoy the outside from your private balcony to soak up that morning sun or evening views. This unit is in a fantastic location on the cusp of South Calgary and Bankview with quick access to parks, transit, restaurants and all of the amenities of Marda Loop and 17th Ave. It is in exceptional condition and shows pride of ownership and also comes with double indoor parking stalls. (id:6769)

Kitchen 12.17 Ft x 10.50 Ft

Dining room 8.83 Ft x 7.67 Ft

Living room 16.33 Ft x 10.83 Ft

Bedroom 13.50 Ft x 11.67 Ft

3pc Bathroom .00 Ft x .00 Ft

Family room 11.50 Ft x 9.83 Ft

Den 11.33 Ft x 8.17 Ft

Office 12.67 Ft x 6.67 Ft

Master bedroom 17.00 Ft x 12.50 Ft

5pc Bathroom .00 Ft x .00 Ft



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