

\$534,900 - 202, 2306 17b Street Sw, Calgary

MLS® #A2222515

\$534,900

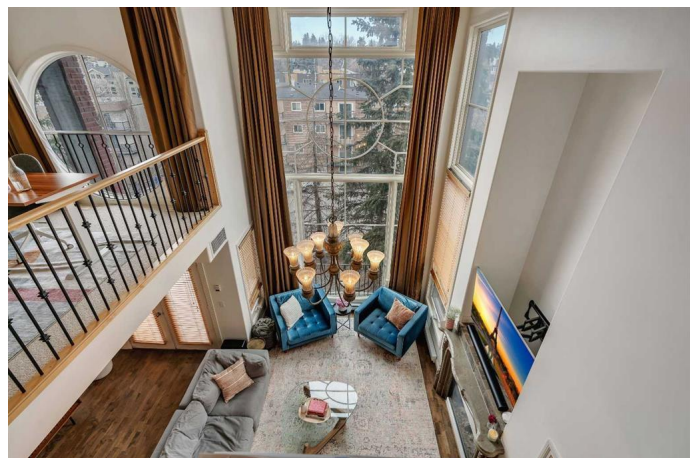
2 Bedroom, 2.00 Bathroom, 1,781 sqft
Residential on 0.00 Acres

Bankview, Calgary, Alberta

This rare two-storey apartment in the heart of Bankview offers just under 1,780 sq ft of functional living space and soaring 20-foot ceilings that create an open, airy feel. With west-facing windows flooding the living area with natural light and a gas fireplace with a classic mantle, the main living space is both inviting and spacious. The open-concept kitchen features island seating and flows directly into a dedicated dining area, making it ideal for daily living and entertaining. On the main level, you'll also find a generously sized secondary bedroom with its own full ensuite bathroom—perfect for guests, roommates, or a home office setup.

Upstairs, the private primary suite includes a full ensuite, a walk-in closet, and separate hallway access, providing privacy and flexibility for couples or work-from-home professionals. Additional features include central air conditioning, in-suite laundry, a brand-new dishwasher and hot water tank, one assigned underground parking stall, and a secure storage locker.

Located just steps from 17th Avenue SW, this home places you close to some of Calgary's best restaurants, coffee shops, parks, and public transit, while still offering a quiet and private retreat. If you're searching for a large, well-maintained apartment in Calgary's inner city with modern updates, thoughtful design, and an unbeatable location,



this is the one to see.

Built in 2002

Essential Information

MLS® #	A2222515
Price	\$534,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,781
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	202, 2306 17b Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T4S8

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Storage
Parking Spaces	1
Parking	Assigned, Heated Garage, Insulated, Underground
# of Garages	1

Interior

Interior Features	Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Decorative
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, Courtyard, Storage
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	11
Zoning	M-C2

Listing Details

Listing Office	Charles
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