

\$449,000 - 3, 2101 17 Street Sw, Calgary

MLS® #A2230472

\$449,000

2 Bedroom, 3.00 Bathroom, 1,547 sqft
Residential on 0.00 Acres

Bankview, Calgary, Alberta

Welcome to this beautifully renovated three-storey townhouse in the highly sought-after inner-city community of Bankview. Situated directly beside a park - perfect for pet owners - and just a block from 17th Avenue and downtown, this move-in-ready home combines modern upgrades with a functional layout and stunning city views. Renovated top to bottom in 2024, this home features brand-new appliances and upgraded mechanical systems, including a 70-gallon commercial-grade hot water tank that efficiently powers the in-floor heating on the main level—perfect for Calgary winters. A cozy gas fireplace adds additional warmth and ambiance to the main living space.

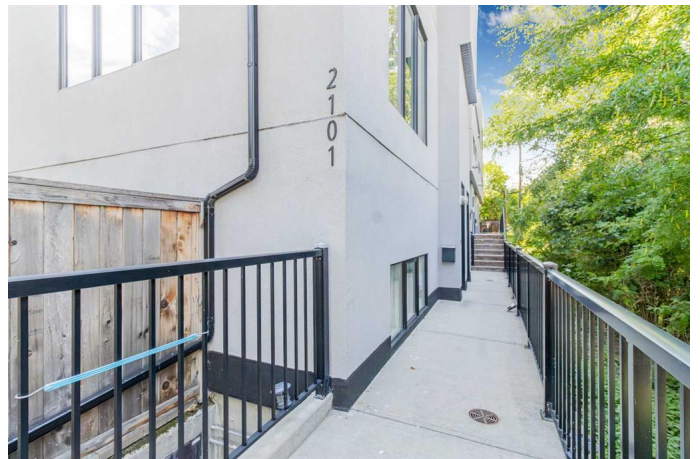
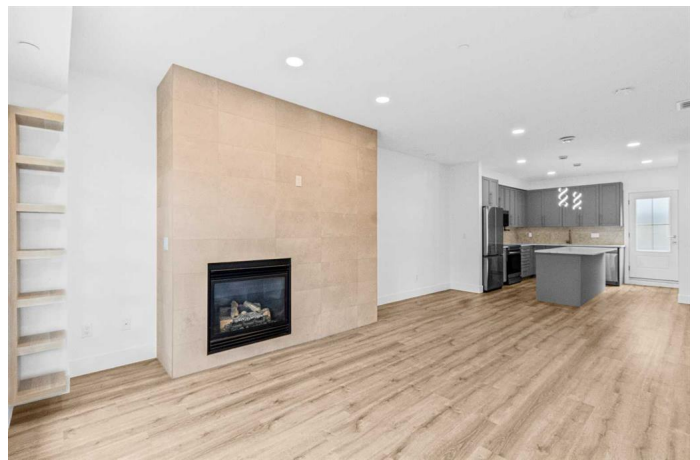
The second floor offers 1 spacious primary suite complete with a luxurious ensuite bathroom and a deep soaker tub. The second bedroom on the third floor is also generously sized and located adjacent to a full second bathroom. A large flex space or family room on this level offers versatility as a home office or media room. From this space, step out onto your private upper balcony and enjoy breathtaking views of the city skyline and the adjacent park.

Other highlights include:

Private back patio — ideal for a BBQ or small dog run

Direct access to underground parking — secure and convenient

Quiet location — tucked away from the



bustle, yet close to shopping, dining, and transit

This is the perfect home for professionals, couples, or downsizers seeking comfort, style, and a prime location. Enjoy the charm of a residential neighborhood with all the conveniences of inner-city living.

Built in 2006

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2230472 |
| Price | \$449,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,547 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 3, 2101 17 Street Sw |
| Subdivision | Bankview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 4M5 |

Amenities

| | |
|----------------|----------------------|
| Amenities | Parking |
| Parking Spaces | 1 |
| Parking | Parkade, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Built-In Refrigerator |
| Heating | In Floor, Forced Air, Fireplace(s) |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Family Room |
| # of Stories | 3 |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Lot Description | Back Lane, Backs on to Park/Green Space |
| Roof | Asphalt/Gravel |
| Construction | Concrete, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 55 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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