

# \$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.

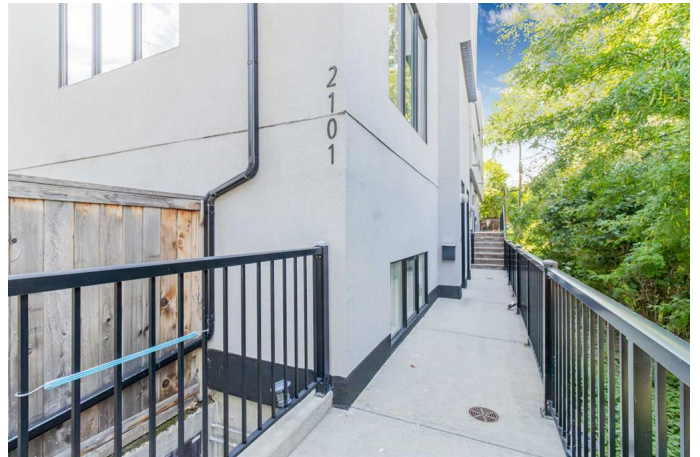
The second floor offers 1 spacious primary suite complete with a luxurious ensuite bathroom and a deep soaker tub. The second bedroom on the third floor is also generously sized and located adjacent to a full second bathroom. A large flex space or family room on this level offers versatility as a home 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	49
Zoning	M-C2

## Listing Details

Listing Office	Royal LePage Benchmark
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