



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

304, 2508 17 Street SW
Calgary, Alberta

MLS # A2224745



\$185,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	463 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 454
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Hood Fan

Welcome to this charming 1-bedroom condo located on the top floor of a well-maintained, established building in one of Calgary's most vibrant inner-city communities. Set just steps from the Bankview Community Centre, tennis courts, parks, and the energy of 17th Avenue, this home is all about location and lifestyle. Inside, you'll find a functional layout with open living and dining space, a cozy kitchen, and a private west-facing balcony—perfect for catching evening sun and relaxing outdoors. The unit also includes assigned parking and a separate storage locker, adding convenience and value. Bankview is beloved for its eclectic character, mature trees, and strong community feel. Enjoy access to green spaces, playgrounds, community gardens, and some of Calgary's best local restaurants, coffee shops, and boutiques—all within walking distance. Transit options are nearby, making commuting downtown or to nearby campuses quick and easy. This is your opportunity to own in an established building in a sought-after location, where the true value lies in the vibrant, connected lifestyle that surrounds you.