



GRASSROOTS
REALTY GROUP

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1, 2101 17 Street SW
Calgary, Alberta

MLS # A2231340



\$395,000

Division:	Bankview		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,348 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, Str		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 650
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

A multi-level townhouse located in Bankview with a secured, underground parking stall and overlooking a park . Offering 2 bedrooms and 2.5 bathrooms, this spacious unit features hardwood flooring throughout the main living area and a functional layout ideal for investors or buyers looking to add value. Each bedroom includes its own private ensuite, with the top-floor bedroom also featuring a private balcony. The walkout basement living room has a gas fireplace and doors that lead to a fenced courtyard, offering additional outdoor space and privacy. There is direct access to the home from the underground parking. Don't miss this opportunity to get into a desirable location with strong upside potential. This property is being sold as is, where is under a court order.