



**GRASSROOTS**  
REALTY GROUP

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

**2100 17A Street SW**  
**Calgary, Alberta**

**MLS # A2233772**



**\$899,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,348 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	M-CG d60
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

LUXURY. CONVENIENCE. COMMUNITY. Welcome to 2100 17A Street SW — a sophisticated urban retreat just steps from the energy and vibrancy of 17th Avenue. This beautifully designed end-unit luxury townhouse seamlessly blends upscale finishes, modern comfort, and low-maintenance living in the community of Bankview. From the moment you arrive, you'll notice the high-end upgrades and attention to detail that set this home apart. Key features include: A heated tandem garage with in-floor heating and parking for 3 vehicles (2 in the garage + large driveway), end unit backing onto a park for added privacy and green space, Soaring 10' ceilings on the main level and 9' ceilings on the upper level, spacious roof top patio. The main floor offers open-concept living ideal for both relaxing and entertaining. The gourmet kitchen is a true showpiece, featuring dual quartz waterfall islands, premium stainless steel appliances, and custom cabinetry. The living area is anchored by a sleek electric fireplace and opens to a private patio—perfect for morning coffee or evening cocktails. Upstairs, the primary suite is a private sanctuary with custom built-ins, a spa-inspired ensuite, and a walk-in closet. A spacious second bedroom, full bathroom, and a large, well-appointed laundry room complete this level. On the top floor, discover a versatile loft/bonus room—perfect as a home office, fitness space, or even a third bedroom. Step outside onto your expansive terrace, an ideal space for entertaining under the stars and taking in the city skyline. The developed lower level walks out to a private fenced backyard surrounded by mature trees—an unexpected oasis offering tranquility and privacy in the heart of the city. Located just steps from trendy shops, top-rated restaurants, cozy cafés, and minutes from the downtown core, this home delivers

the ultimate in walkability and urban lifestyle. Don't miss this rare opportunity to own a truly luxurious inner-city townhome.