



**GRASSROOTS**  
REALTY GROUP

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**403, 2114 17 Street SW  
Calgary, Alberta**

**MLS # A2254051**



**\$260,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 880
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Skylight(s)		

**Inclusions:** Curtains, curtain rod, kitchen table with 4 chairs, 2 shelves with black rod lights by fireplace

Welcome to elevated urban living in Bankview! Perfectly positioned just steps to 17th Avenue, this top-floor condo puts you in the heart of Calgary's best dining, nightlife, and boutique shopping. Inside, the home is bathed in natural light from skylights and offers a bright, inviting layout with a cozy wood-burning fireplace, spacious dining area, and a private west-facing balcony with lots of evening sun. The fully renovated kitchen impresses with sleek white cabinetry, stainless steel appliances, and quartz countertops—designed for both style and function. Two bedrooms with a generously sized primary are complemented by a beautifully updated 4-piece bathroom. You will find trendy and durable blonde oak Luxury Vinyl Plank throughout this 1000sqft home and a large laundry room with built-in shelving adds exceptional storage. This home comes with one of the largest underground parking stalls in the building and access to a massive rooftop patio with picnic tables and breathtaking downtown views. With Buckmaster Park just around the corner, you'll enjoy the perfect balance of green space and vibrant city living! \*Cat only building\*