



201, 2124 17 Street SW  
Calgary, Alberta

MLS # A2298807



**\$414,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	986 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 687
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	See Remarks
<b>Features:</b>	Kitchen Island, Track Lighting		

**Inclusions:** N/A

Rare corner unit in Bankview. Welcome to FLAT17, a well-managed boutique building!!! This second-floor corner end unit offers a functional open layout with large windows, amazing sunlight, excellent privacy, and no nearby high-rise buildings overlooking the space. Enjoy beautiful downtown views from the living room, plus seasonal fireworks right from home. The unit has been meticulously maintained with numerous recent upgrades, including new wall A/C (2025, under warranty), fresh paint throughout (2025), new garburator (2025), new deck covering (2025), new American Standard Tofino dual-flush toilets in both bathrooms (2025), new low-decibel exhaust fans (2025), updated bathroom and kitchen faucets (2025), and luxury vinyl plank flooring (2023). Additional features include stainless steel appliances, a natural gas stove with custom exhaust fan, underground heated parking, and a separate storage unit. FLAT17 offers secure access and an unbeatable inner-city location just steps to 17th Avenue shops and restaurants, schools, transit, and major routes including Crowchild Trail, Glenmore Trail, and Deerfoot Trail. A perfect opportunity for first-time buyers, students, or investors seeking comfort, convenience, and vibrant urban living.