



**GRASSROOTS**  
REALTY GROUP

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202, 2306 17B Street SW  
Calgary, Alberta

MLS # A2208090



**\$565,000**

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,781 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Insulated, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Slate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 978
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
Inclusions:	n/a		

This two-story apartment feels like a real home, with 1,780.95 sq ft of functional living space and soaring 20-foot ceilings in the family room. Large west-facing windows flood the space with natural light, while a cozy gas fireplace with a charming mantle creates a warm, inviting focal point. Bright, airy, and thoughtfully laid out, the space is ideal for relaxing, entertaining, or spending time with family. Located in the heart of Bankview, this Calgary condo-style apartment places you just steps from 17th Avenue SW, with easy access to top-rated restaurants, coffee shops, parks, and transit. You're close to the action, yet tucked away enough to enjoy peace and privacy. The main level offers an open-concept kitchen with an island, a dedicated dining area, and a generous secondary bedroom with its own full ensuite—great for guests or roommates. Upstairs, the primary bedroom features a full ensuite, a walk-in closet, and private hallway access, offering flexibility for couples or work-from-home setups. Additional features include central air conditioning, in-suite laundry, a brand-new dishwasher and hot water tank, one assigned underground parking stall, and a secure storage locker. If you're searching for a spacious two-level condo in Calgary with character, function, and a prime inner-city location—this one deserves your attention.