

# \$395,000 - 1, 2101 17 Street Sw, Calgary

MLS® #A2231340

## \$395,000

2 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

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.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2231340  |
| Price          | \$395,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,348     |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | Townhouse     |
| Status   | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1, 2101 17 Street Sw |
| Subdivision | Bankview             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2T 4M5              |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Other                 |
| Parking Spaces | 1                     |
| Parking        | Assigned, Underground |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | See Remarks                              |
| Appliances        | Dishwasher, Refrigerator, Electric Range |
| Heating           | Forced Air, Natural Gas                  |
| Cooling           | None                                     |
| Fireplace         | Yes                                      |
| # of Fireplaces   | 1                                        |
| Fireplaces        | Gas, Living Room, Basement               |
| Has Basement      | Yes                                      |
| Basement          | Finished, Full, Walk-Up To Grade         |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                    |
| Lot Description   | Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, Street Lighting, Treed |
| Roof              | Tar/Gravel                                                                                 |
| Construction      | Wood Frame, Stucco                                                                         |
| Foundation        | Poured Concrete                                                                            |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 24th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 112  |
| Zoning         | M-C2 |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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