

# \$799,900 - 2117 17a Street Sw, Calgary

MLS® #A2268468

**\$799,900**

5 Bedroom, 3.00 Bathroom, 1,551 sqft

Residential on 0.06 Acres

Bankview, Calgary, Alberta

FURNISHED Cash Cow Inner City character home with an EPIC city view! So many possibilities... 3 dwellings total including 2 illegal suites, each with separate entrances. STR revenues of over 95k (net of fees & cleaning) through 12 months ending Sept 2025. Versatile configuration allows for many possibilities. Long term, short term, house hack. It's up to you!

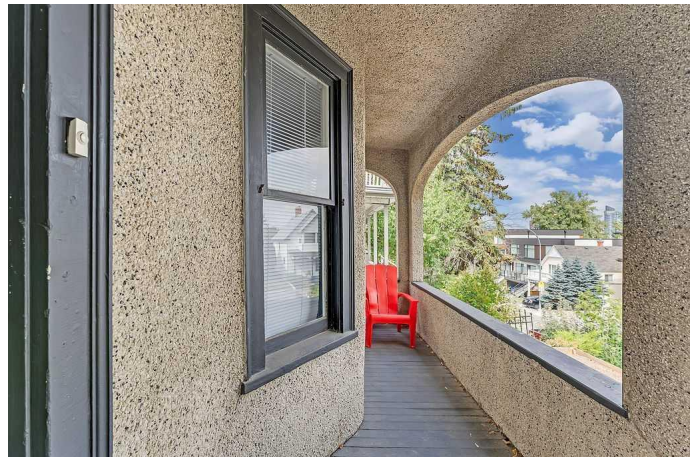
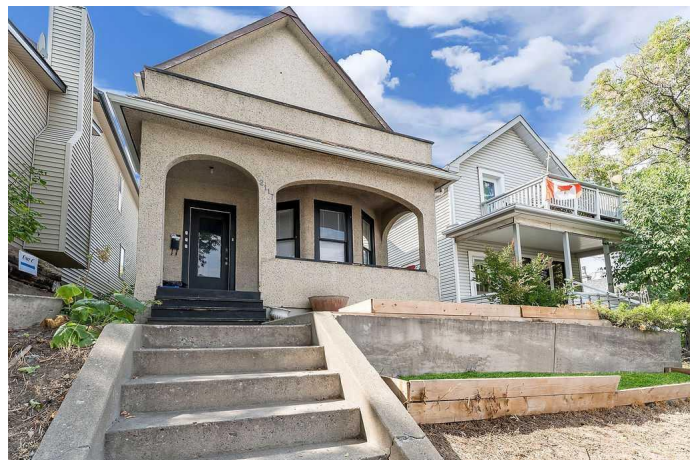
Built in 1912

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268468    |
| Price          | \$799,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,551       |
| Acres          | 0.06        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2117 17a Street Sw |
| Subdivision | Bankview           |
| City        | Calgary            |



|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2T 4R9 |

### **Amenities**

|                |         |
|----------------|---------|
| Parking Spaces | 2       |
| Parking        | Carport |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Wood Windows          |
| Appliances        | Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Wood Burning                                           |
| Has Basement      | Yes                                                    |
| Basement          | Partial                                                |

### **Exterior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | None                                               |
| Lot Description   | Back Lane, Rectangular Lot, Street Lighting, Views |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stucco, Wood Frame                                 |
| Foundation        | Poured Concrete                                    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 1                  |
| Zoning         | R-C2               |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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