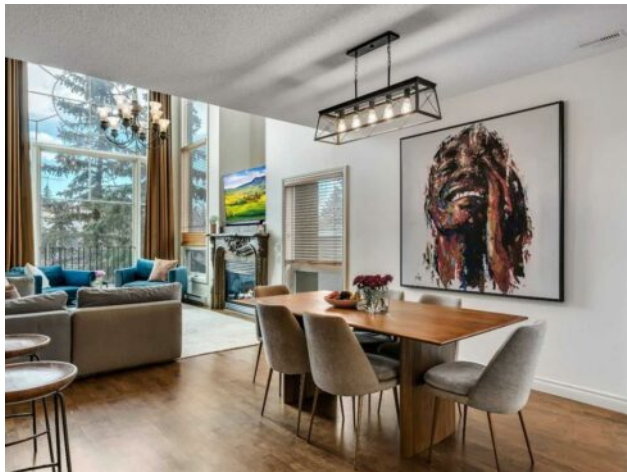


202, 2306 17B Street SW  
Calgary, Alberta

MLS # A2222515



**\$534,900**

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

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

This rare two-storey apartment in the heart of Bankview offers just under 1,780 sq ft of functional living space and soaring 20-foot ceilings that create an open, airy feel. With west-facing windows flooding the living area with natural light and a gas fireplace with a classic mantle, the main living space is both inviting and spacious. The open-concept kitchen features island seating and flows directly into a dedicated dining area, making it ideal for daily living and entertaining. On the main level, you'll also find a generously sized secondary bedroom with its own full ensuite bathroom—perfect for guests, roommates, or a home office setup. Upstairs, the private primary suite includes a full ensuite, a walk-in closet, and separate hallway access, providing privacy and flexibility for couples or work-from-home professionals. 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. Located just steps from 17th Avenue SW, this home places you close to some of Calgary's best restaurants, coffee shops, parks, and public transit, while still offering a quiet and private retreat. If you're searching for a large, well-maintained apartment in Calgary's inner city with modern updates, thoughtful design, and an unbeatable location, this is the one to see.