

3, 2101 17 Street SW
Calgary, Alberta

MLS # A2230472



\$459,000

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 650
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s)		
Inclusions:	All Appliances		

Welcome to this beautifully renovated three-storey townhouse in the highly sought-after inner-city community of Bankview. Situated directly beside a park - perfect for pet owners - and just a block from 17th Avenue and downtown, this move-in-ready home combines modern upgrades with a functional layout and stunning city views. Renovated top to bottom in 2024, this home features brand-new appliances and upgraded mechanical systems, including a 70-gallon commercial-grade hot water tank that efficiently powers the in-floor heating on the main level—perfect for Calgary winters. A cozy gas fireplace adds additional warmth and ambiance to the main living space. The second floor offers 1 spacious primary suite complete with a luxurious ensuite bathroom and a deep soaker tub. The second bedroom on the third floor is also generously sized and located adjacent to a full second bathroom. A large flex space or family room on this level offers versatility as a home office or media room. From this space, step out onto your private upper balcony and enjoy breathtaking views of the city skyline and the adjacent park. Other highlights include: Private back patio — ideal for a BBQ or small dog run Direct access to underground parking — secure and convenient Quiet location — tucked away from the bustle, yet close to shopping, dining, and transit This is the perfect home for professionals, couples, or downsizers seeking comfort, style, and a prime location. Enjoy the charm of a residential neighborhood with all the conveniences of inner-city living.