

**204, 2306 17B Street SW  
Calgary, Alberta****MLS # A2240563****\$375,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Combination, Other**Floors:** Hardwood, Slate, Tile**Roof:** -**Basement:** -**Exterior:** Brick, Stone, Stucco, Veneer**Foundation:** -**Features:** See Remarks**Water:** -**Sewer:** -**Condo Fee:** \$ 503**LLD:** -**Zoning:** M-C2**Utilities:** -**Inclusions:** N/A

Discover boutique-style condo living in Calgary's desirable southwest Bankview community. This well-kept two-bedroom, two-bathroom home offers a thoughtful layout, timeless finishes, and all the comforts you need to feel right at home—from the moment you walk through the door. Both bathrooms have been updated. Enter to find over 900 square feet of inviting interior space, starting with rich hardwood floors and nine-foot ceilings that immediately set a warm, spacious tone. The open concept design makes both everyday living and entertaining a breeze, flowing seamlessly from the living room into the dining and kitchen areas. The kitchen features granite countertops, a gas-range stove, stainless steel appliances, and a breakfast bar—perfect whether you're testing out new recipes or reheating last night's takeout with style. Just off the kitchen, patio doors open up to a generous outdoor space, ideal for soaking in warm summer nights. The airy primary bedroom is a peaceful retreat, offering a walk-in closet and a private four-piece ensuite with a full-size bathtub for soaking away the day. The second bedroom is a versatile bonus—it's great for guests or an ideal space if you're working from home. This home offers in-suite laundry that adds everyday convenience, while the included underground parking stall and storage unit keep your gear easily accessible yet neatly tucked away. Well-situated just minutes from downtown Calgary and Marda Loop, this home connects you to both urban excitement and neighborhood charm. Walk to the local community center, explore nearby parks and playgrounds, or challenge your friends to a spontaneous game of tennis or basketball. There's even a community garden where you can try your hand at growing herbs—or at least admire those who do. Pets are

welcome with board approval, so bring your furry friend and make the move into this turnkey home that blends comfort, character, and convenience in one beautifully packaged space. Call today for more information!