

# \$415,000 - 1, 2101 17 Street Sw, Calgary

MLS® #A2231340

**\$415,000**

2 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.00 Acres

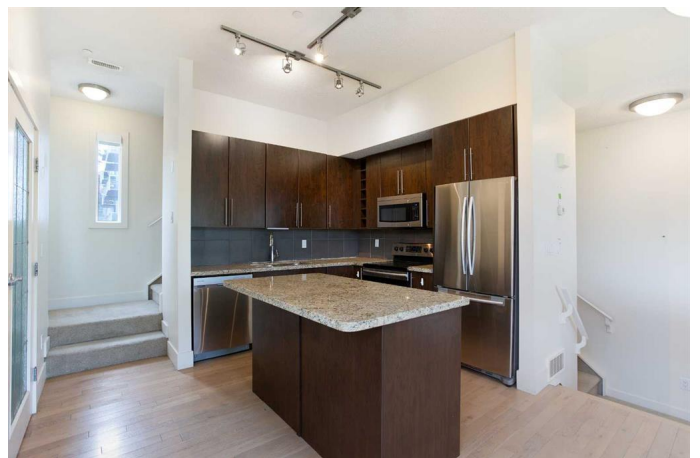
Bankview, Calgary, Alberta

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. Donâ€™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	\$415,000
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, Electric Range, Refrigerator
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, Low Maintenance Landscape, Backs on to Park/Green Space, Street Lighting, Treed
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

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

Days on Market	51
Zoning	M-C2

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.