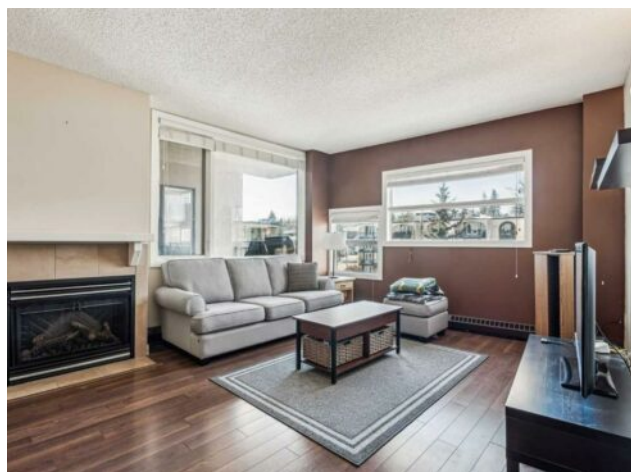


**202, 2316 17B Street SW**  
**Calgary, Alberta**

**MLS # A2211939**



**\$274,800**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,006 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 811
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage		

**Inclusions:** N/A

Welcome to this beautifully designed 2-bedroom condo in the heart of Bankview! This stylish and very spacious unit offers open-concept living, perfect for entertaining or relaxing at home. The large kitchen is a chef's dream, featuring granite countertops, ample counter space, and plenty of storage. Unwind in the bright and open living room, complete with a gas fireplace, or step onto the west-facing balcony to enjoy evening sunsets. The full bathroom is a spa-like retreat with a soaker tub and a stand-up shower. Convenient in-suite laundry adds to the ease of daily living. Additional features include a covered parking stall, ensuring your vehicle is protected year-round. Located in the vibrant community of Bankview, you're just minutes from trendy shops, restaurants, and downtown amenities. Don't miss this incredible opportunity—schedule your private viewing today!