

\$449,000 - 3, 2101 17 Street Sw, Calgary

MLS® #A2230472

\$449,000

2 Bedroom, 3.00 Bathroom, 1,547 sqft
Residential on 0.00 Acres

Bankview, Calgary, Alberta

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.

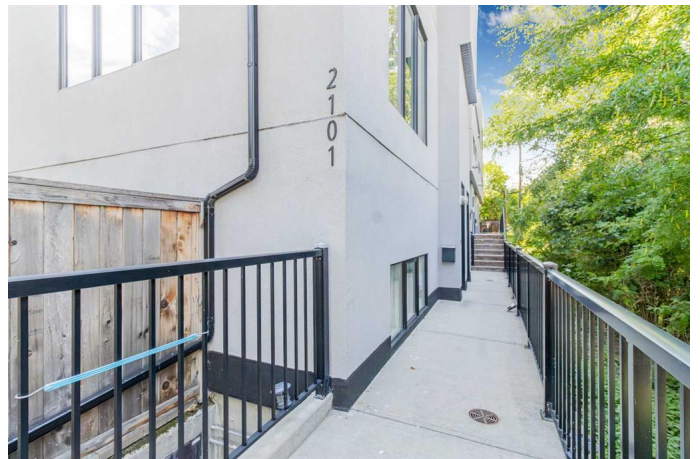
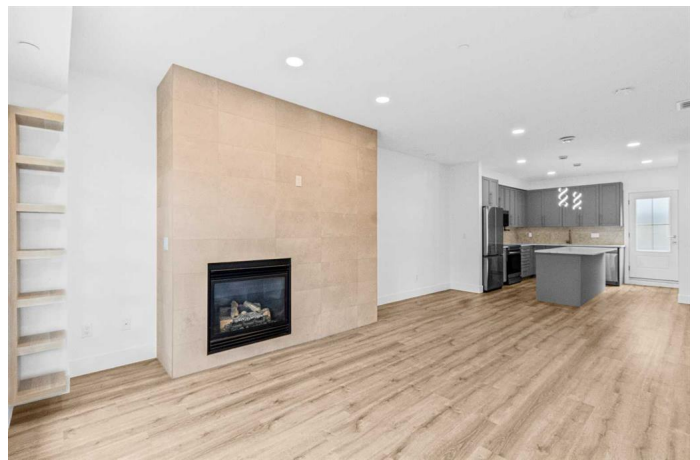
The second floor offers 1 spacious primary suite complete with a luxurious ensuite bathroom and a deep soaker tub. The second bedroom on the third floor is also generously sized and located adjacent to a full second bathroom. A large flex space or family room on this level offers versatility as a home 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.

Built in 2006

Essential Information

MLS® #	A2230472
Price	\$449,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,547
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	3, 2101 17 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4M5

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Built-In Refrigerator
Heating	In Floor, Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Backs on to Park/Green Space
Roof	Asphalt/Gravel
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2025
Days on Market	51
Zoning	M-C2

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.