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202, 2306 17B Street SW
Calgary, Alberta

MLS # A2222515



\$534,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,781 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Insulated, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Slate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 978
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

This rare two-storey apartment in the heart of Bankview offers just under 1,780 sq ft of functional living space and soaring 20-foot ceilings that create an open, airy feel. With west-facing windows flooding the living area with natural light and a gas fireplace with a classic mantle, the main living space is both inviting and spacious. The open-concept kitchen features island seating and flows directly into a dedicated dining area, making it ideal for daily living and entertaining. On the main level, you'll also find a generously sized secondary bedroom with its own full ensuite bathroom—perfect for guests, roommates, or a home office setup. Upstairs, the private primary suite includes a full ensuite, a walk-in closet, and separate hallway access, providing privacy and flexibility for couples or work-from-home professionals. Additional features include central air conditioning, in-suite laundry, a brand-new dishwasher and hot water tank, one assigned underground parking stall, and a secure storage locker. Located just steps from 17th Avenue SW, this home places you close to some of Calgary's best restaurants, coffee shops, parks, and public transit, while still offering a quiet and private retreat. If you're searching for a large, well-maintained apartment in Calgary's inner city with modern updates, thoughtful design, and an unbeatable location, this is the one to see.