

# \$240,000 - 206, 2317 17b Street Sw, Calgary

MLS® #A2235772

## \$240,000

2 Bedroom, 1.00 Bathroom, 786 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Welcome to Casa Loma!

This bright and spacious corner unit in the heart of Bankview is the perfect opportunity for first-time buyers or savvy investors. With only one shared wall, this concrete-built home offers added privacy, nearly 800 sq. ft. of living space, and an abundance of natural light.

Inside, youâ€™ll find a functional kitchen featuring large laminate countertops, warm shaker-style cabinetry, and tiled flooring that extends into the adjacent dining area. The open-concept layout flows seamlessly into the living room, which boasts stylish light-grey laminate flooringâ€”ideal for relaxing or entertaining.

Step out onto your private balcony and enjoy scenic views of nearby tennis courts, parks, and green spacesâ€”a great spot to unwind.

The primary bedroom is generously sized with a walk-in closet and large windows, while a second bedroom offers versatility for guests, a home office, or roommates. A 4-piece bathroom and a separate laundry/storage room complete the interior.

Additional perks include a covered parking stall and an extra storage unit for added convenience.

Located just steps from multiple parks, a soccer field, tennis courts, an off-leash dog



park, and more! this is urban living at its best!  
Whether you're looking for a place to call  
home or a smart rental investment, this gem in  
Bankview checks all the boxes.

Don't miss your chance to own a piece of this  
vibrant community!

Built in 1973

**Essential Information**

MLS® #	A2235772
Price	\$240,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	786
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	206, 2317 17b Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4S9

**Amenities**

Amenities	Storage
Parking Spaces	1
Parking	Assigned, Covered, Paved, Plug-In, Stall, Carport

**Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open
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	Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Microwave, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Lighting, Awning(s)
Roof	Rolled/Hot Mop
Construction	Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 1st, 2025
Days on Market	16
Zoning	M-C2

## Listing Details

Listing Office	CIR Realty
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