



THE
A-TEAM

**RE/MAX
FIRST**

2508 17 Street #309, Calgary t2t4m8

MLS® #: **A2165883**

Area: **Bankview**

Listing Date: **09/14/24**

List Price: **\$223,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Residential Apartment
Calgary
1978

Finished Floor Area

Abv Sqft: **681**

Low Sqft:

Ttl Sqft: **681**

Attached Carport

DOM

98

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
Heating: **Boiler**
Sewer:
Ext Feat: **Balcony,Other**

Construction: **Brick**
Flooring: **Tile,Wood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Third	8`0" x 5`1"
Dining Room	Third	7`6" x 7`0"
Living Room	Third	13`7" x 13`10"

Room	Level	Dimensions
Bedroom	Third	9`2" x 10`7"
Kitchen	Third	7`3" x 6`10"
Bedroom - Primary	Third	9`3" x 10`8"

Legal/Tax/Financial

Condo Fee:
\$641

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Legal Desc:

9210708

Monthly

Remarks

Pub Rmks:

Discover the allure of this corner unit on the TOP floor at Bankview Gate, a standout two-bedroom condo nestled in the vibrant heart of Bankview. From your expansive West-facing patio, with great views —ideal for both relaxation and entertaining. Step inside to find a space that's been thoughtfully updated with modern touches, including new light fixtures and engineered hardwood floors. The extended gallery kitchen adds extra convenience and style to your cooking experience. The building itself features substantial upgrades, such as a new roof, Hardie Board siding, updated railings, and improved mechanical systems, ensuring a comfortable and low-maintenance living environment. Additional perks include a premium covered parking stall, a dedicated storage locker in the basement, and the convenience of no post-tension cables. Enjoy the fantastic location with a community hall, tennis courts, and a large park just moments away. Plus, with a quick 5-minute drive to downtown, this condo is perfect for those who love city living. With its impressive features and attractive pricing, this unit is sure to move quickly. Contact us today to arrange your private showing!

Inclusions:

N/A

Property Listed By:

Hope Street Real Estate Corp.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







