

2508 17 Street #309, Calgary t2t4m8

MLS®#: A2165883 **Bankview** Listing 09/14/24 List Price: **\$223,000** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: City/Town: Calgary

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Access: Lot Feat:

Park Feat: **Attached Carport**

Residential **Apartment**

> 1978 Abv Saft: Low Sqft:

> > Ttl Sqft: 681

681

Finished Floor Area

Parking

DOM

<u>Layout</u>

Beds:

Baths:

Style:

98

Ttl Park: 1 Garage Sz:

2 (2)

1.0 (1 0)

Low-Rise(1-4)

Utilities and Features

Roof: Construction:

Heating: Boiler Brick Sewer: Flooring: Balcony, Other Ext Feat:

Tile.Wood Water Source: Fnd/Bsmt:

Electric Stove, Microwave, Range Hood, Refrigerator Kitchen Appl:

Int Feat:

Open Floorplan **Utilities:**

Room Information

Level Level <u>Room</u> **Dimensions** Room **Dimensions** 4pc Bathroom Third 8'0" x 5'1" **Bedroom** Third 9`2" x 10`7" **Dining Room** Third 7`6" x 7`0" Kitchen Third 7`3" x 6`10" Third 13`7" x 13`10" **Bedroom - Primary** Third 9`3" x 10`8" **Living Room**

Legal/Tax/Financial

Title: Condo Fee: Zoning: \$641 Fee Simple M-C2

Fee Freq:

Monthly

Legal Desc: **9210708**

Remarks

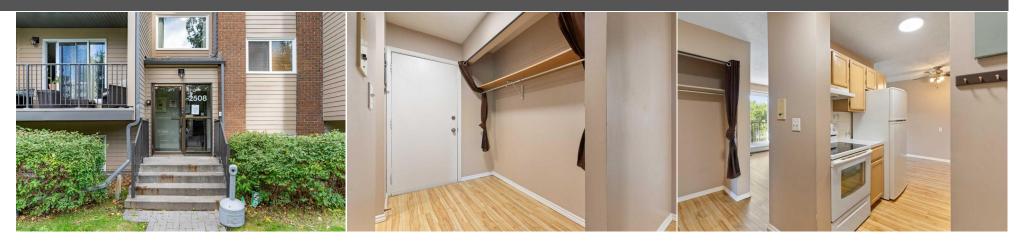
Pub Rmks:

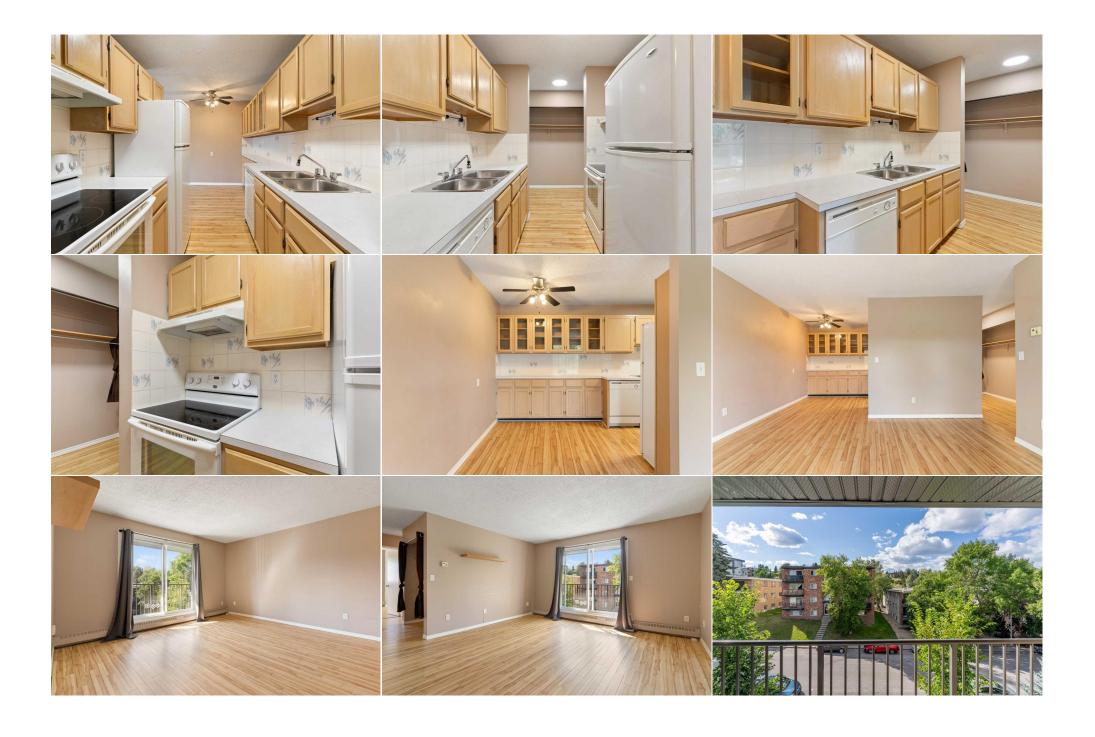
Discover the allure of this corner unit on the TOP floor at Bankview Gate, a standout two-bedroom condo nestled in the vibrant heart of Bankview. From your expansive West-facing patio, with great views —ideal for both relaxation and entertaining. Step inside to find a space that's been thoughtfully updated 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











309-2508 17 St SW, Calgary, AB

