



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1821 17A Street #202, Calgary T2T 4R7**

MLS®#: **A2170700**      Area: **Bankview**      Listing Date: **10/04/24**      List Price: **\$250,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **837**  
 Low Sqft:  
 Ttl Sqft: **837**

DOM

**49**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz: **0**

Access:  
 Lot Feat:  
 Park Feat: **Carport,Covered**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Cedar**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	11`7" x 3`5"	Kitchen With Eating Area	Main	11`1" x 8`0"
Living/Dining Room Combination	Main	17`6" x 14`4"	Bedroom - Primary	Main	9`11" x 14`11"
Walk-In Closet	Main	7`1" x 3`10"	2pc Ensuite bath	Main	4`11" x 5`2"
4pc Bathroom	Main	7`0" x 7`9"	Laundry	Main	2`8" x 2`6"
Bedroom	Main	9`10" x 17`5"	Storage	Main	5`10" x 9`8"

Condo Fee:  
**\$516**

Title:  
**Fee Simple**  
 Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **8210991**

Remarks

Pub Rmks: **Discover Your Dream Condo in Bankview, Calgary! Welcome to this stunning two-bedroom condo nestled in the vibrant community of Bankview. Just a short stroll from the bustling 17th Avenue, this gem is perfectly situated on a serene street, offering a peaceful retreat with the convenience of downtown living. Key Features: Prime Location: Enjoy the best of both worlds with a tranquil setting overlooking a charming park, while being just minutes away from downtown Calgary. Spacious Living: This Upper-floor unit boasts nearly 900 sq. ft. of open-concept living space, featuring laminate floors throughout. Modern Amenities: Convenience is at your fingertips with in-suite laundry (stacked washer/dryer), a dishwasher, and ample storage space, including a roomy storage closet/pantry. Comfortable Bedrooms: Both bedrooms are generously sized, with the primary bedroom offering a bright window, a walk-in closet, and a 2-piece ensuite bathroom. An additional full bathroom with full bathtub and a Large second bedroom round out this property. Outdoor Bliss: Step into the living room and out onto the expansive balcony to soak in breathtaking views of the park. Parking & Storage: Benefit from a covered parking spot right by the door, a spacious in-suite storage room, and shared/locked bike storage with additional storage available in the basement. Inclusive Condo Fees: Enjoy the ease of condo fees that cover both heat and water. Community Perks: Bankview is a thriving neighborhood known for its vibrant community spirit and diverse amenities: Active Lifestyle: The Bankview Community Association offers tennis courts, community gardens, and hosts special events<sup>1</sup>. Proximity to 17th Avenue: Indulge in top-rated restaurants like YYC Pasta Bar, Galaxie Diner, and Tropical On 17th. Enjoy local events such as the Lilac Festival, Red Mile, Stampede parties, and Saturdays on 17th for live music<sup>2</sup>. Family-Friendly: With playgrounds, walking paths, and a strong sense of community, Bankview is perfect for families and young professionals alike<sup>3</sup>. This condo is a rare find in a sought-after location. With its attractive price and unbeatable features, it won't stay on the market for long. Don't miss your chance to call this beautiful condo your new home**

Inclusions: **N/A**  
 Property Listed By: **2% Realty**

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













