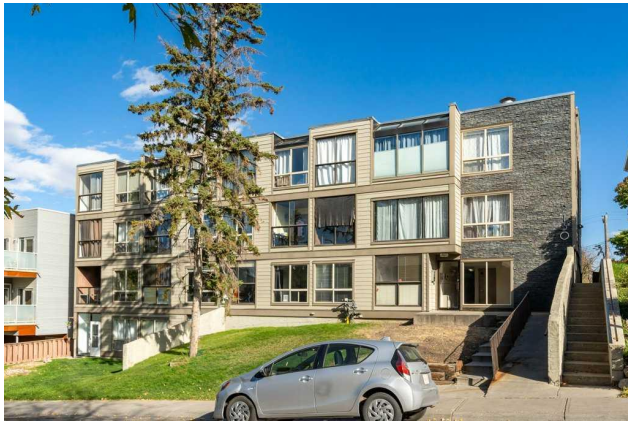


2130 17 Street #207, Calgary T2T 4M4

MLS® #: **A2174677** Area: **Bankview** Listing Date: **10/22/24** List Price: **\$185,000**
 Status: **Pending** County: **Calgary** Change: **-\$5k, 11-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Assigned,Stall**

Finished Floor Area
 Abv Sqft: **417**
 Low Sqft:
 Ttl Sqft: **417**

DOM

29
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Electric Range,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`7" x 4`11"	Bedroom - Primary	Main	7`7" x 16`5"
Kitchen	Main	9`0" x 8`7"	Living Room	Main	9`11" x 12`4"

Legal/Tax/Financial

Condo Fee: **\$416** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq: **Monthly**

Legal Desc: 0012850

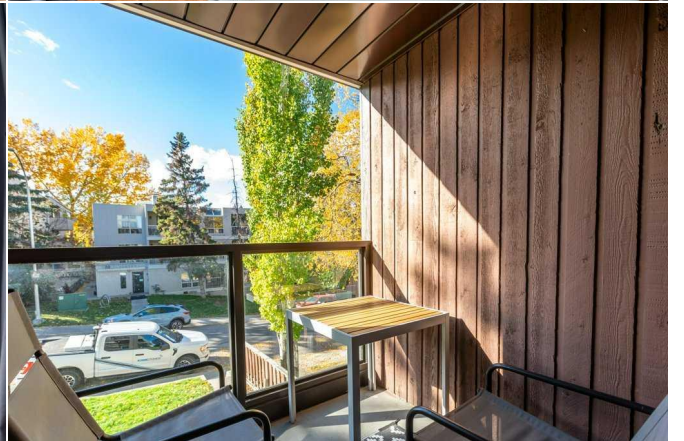
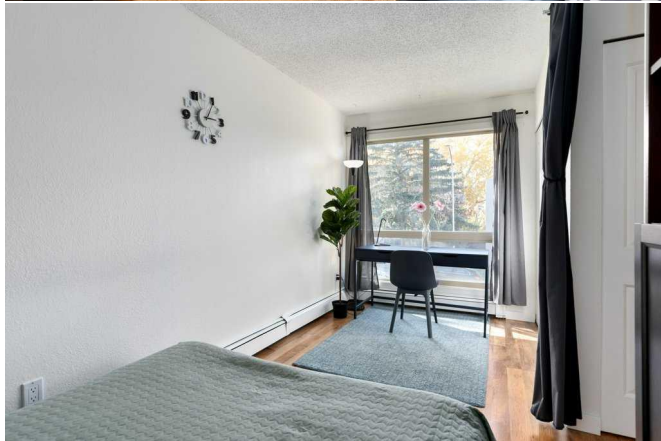
Remarks

Pub Rmks: **Welcome to your cute and modern 1-bedroom condo in wonderful Bankview! This beautifully updated end unit features a stylish kitchen with granite countertops, chic shaker cabinets, and a perfect breakfast bar—ideal for casual dining or morning coffee. The large main living area has room for a full-sized couch and access to the private west-facing balcony to enjoy evening sunsets. The spacious primary bedroom offers ample room for a dedicated workspace, complete with convenient built-in shelving, making it easy to stay organized and productive. You'll also love the finishes and functionality of the renovated bathroom. City View Apartments is a well-managed building with an entertainment room for gatherings and the convenience of assigned parking. Step outside, and you're just a short walk away from the vibrant shops and restaurants of bustling 17th Avenue, as well as the lovely parks and amenities of Bankview. This condo is the perfect blend of modern living and urban convenience—don't miss this fantastic opportunity!**

Inclusions: **All contents**
Property Listed By: **Century 21 Bamber Realty LTD.**

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

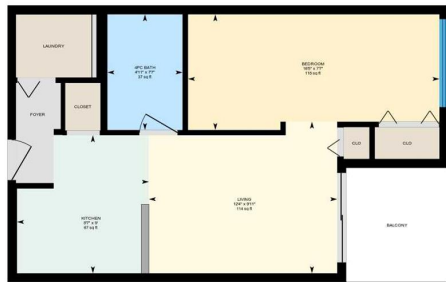






207-2130 17 St SW, Calgary, AB

Main Floor Interior Area 417.06 sq ft



PREPARED: 2024/10/11



While regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.