



THE
A-TEAM

**RE/MAX
FIRST**

2104 17 Street #13, Calgary T2T 4M4

MLS® #: **A2193157** Area: **Bankview** Listing Date: **02/26/25** List Price: **\$279,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1953**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **673**
 Low Sqft:
 Ttl Sqft: **673**

DOM

0

Layout

Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Wood Frame**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Built-in Features, Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$732**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **M-C2**

Legal Desc: **0611447**

Remarks

Pub Rmks: **This beautifully updated corner-unit condo in Bankview combines modern comfort with style, offering 2 spacious bedrooms. The home features elegant cherry cabinets, sleek granite countertops, and stainless steel appliances. The doors are accentuated with glass inlays, and the living space is highlighted by a built-in bookcase surrounding a cozy gas fireplace. Step outside onto the expansive balcony, where you'll enjoy a scenic view of downtown—a perfect spot to relax, entertain, or simply take in the sights. Warm laminate flooring flows seamlessly through the living room, kitchen, and hallway. A deep soaker tub, in-suite laundry, a storage locker, and parking conveniently located near the building entrance complete this exceptional home. Just moments from downtown, this condo is within walking distance of the vibrant 17th Ave, offering trendy restaurants, shopping, parks, public transit, and entertainment. Don't miss the opportunity to live in this beautifully updated space in one of Calgary's most sought-after neighborhoods**

Inclusions: **N/A**
Property Listed By: **RE/MAX Complete Realty**

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







