

207, 2130 17 Street SW  
Calgary, Alberta

MLS # A2174677



**\$199,999**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	417 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 416
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan		

**Inclusions:** All contents

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!