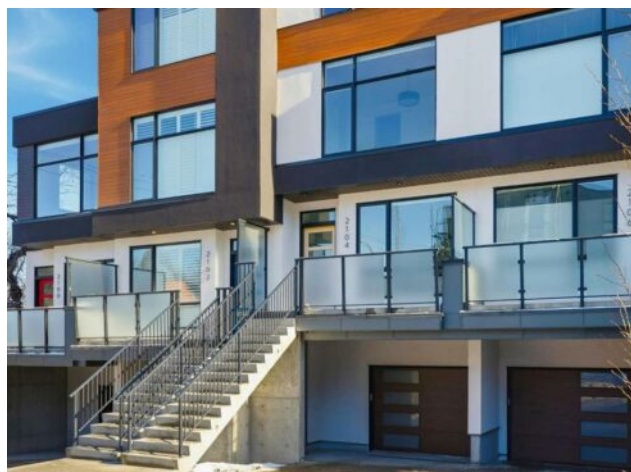


2104 17A Street SW
Calgary, Alberta

MLS # A2282260



\$875,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Bankview | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 2,643 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage, Tandem | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Rectangular Lot, Views | | |

| | | | |
|--------------------|---------------------------------|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 400 |
| Basement: | None | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | M-CG d60 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: Two TV mounts.

OPEN HOUSE JANUARY 31ST FROM 1:00 - 4:00 PM & FEBRUARY 1ST FROM 12:00 - 3:00 PM!!! Sophisticated and upscale, this 3 bedroom townhome is nestled in the desirable inner city community of Bankview, offering SPECTACULAR CITY AND DOWNTOWN VIEWS along with over 2,600 sq ft of beautifully designed living space. The open main level is ideal for entertaining, featuring hardwood floors, lofty ceilings, and stylish lighting. A spacious dining area flows seamlessly into the well appointed kitchen, complete with quartz countertops, two large islands providing exceptional prep space, abundant storage, and stainless steel appliances including a wine fridge. The inviting living room, anchored by a sleek electric fireplace, offers balcony access for enjoying the views. A 2 piece powder room completes the main level. The second level hosts a quiet office area, two bedrooms—including one with its own private 5 piece ensuite—a 4 piece main bath, and a convenient laundry room. Ascend to the top level to discover a secluded primary retreat featuring a generous walk in closet and a luxurious 5 piece ensuite with dual sinks, a large vanity, freestanding soaker tub, and oversized shower. A versatile flex space on this level is perfect for a home office or fitness area and provides access to a spacious rooftop patio showcasing expansive city and downtown vistas. The entry level includes a recreation/games area and direct access to the heated double attached tandem garage. This prime location offers effortless access to vibrant 17th Avenue, as well as nearby schools, shopping, and public transit.