



**2405 17 Street SW**  
**Calgary, Alberta**

**MLS # A2323018**



**\$598,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,358 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this premium end-unit townhouse in an unbeatable Bankview location, offering a rare combination of inner-city convenience and park-side living! Perfectly positioned for a short commute to downtown, this home sits directly across from a vibrant community park and pickleball courts, making it a standout opportunity. Step inside to an open-concept main floor, boasting 9-foot ceilings and a spacious layout tailored for both entertaining and daily life. The functional kitchen features expansive granite counter space with a breakfast bar, stainless steel appliances, and a wealth of cabinet storage. It flows effortlessly into the dining area and connects seamlessly to the wide-open living room. Anchored by a cozy gas fireplace, the living room offers beautiful views of the park outside. Just off the kitchen, a west-facing deck provides a peaceful outdoor retreat overlooking the surrounding green space. The upper level is designed for comfort and convenience, hosting two sizeable bedrooms, two full bathrooms, and dedicated laundry with extra storage. The primary retreat is a true sanctuary, complete with a zen area and large windows overlooking the park. It features a walk-in closet with organizers and an updated four-piece ensuite with a dual-head walk-in shower. Perfect for young professionals and pet owners, this lifestyle-focused location puts you at the crossroads of Bankview, Marda Loop, and South Calgary. Enjoy effortless walkability to local cafés, restaurants, gyms, and grocery stores, with rapid access to Crowchild and Bow Trails, River Park, Sandy Beach dog park, and the Trans-Canada Highway for weekend mountain getaways. Adding immense value is the DOUBLE ATTACHED GARAGE, which feels like a seamless extension of the interior living space. Just off the garage on this lower entry level, you'll also find a convenient two-piece

powder room. LOW CONDO FEES of just \$325 per month, along with key updates like newer triple-pane windows (2024), a new hot water tank (2026), fresh paint (2026), newer carpeting (2023), plus the added comfort central air conditioning make this property turnkey and worry-free. Combining space, style, modern upgrades, and an incredible location just minutes from the vibrant nightlife and shops of 17th Ave, this Bankview townhome truly has it all!