

# \$200,000 - 11, 2503 17 Street Sw, Calgary

MLS® #A2231047

**\$200,000**

1 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

**An Ideal Place to Start!**

Welcome to this charming top-floor, front-facing unit located on a quiet, tree-lined street in the heart of desirable Bankview. Just steps from a community park, transit, and the vibrant 17th Avenue district, this location offers both tranquility and convenience.

Inside, youâ€™ll find an efficient kitchen layout that flows into a designated dining area and a spacious living room. Step out onto your private balcony, nestled in a lush canopy of trees â€“ perfect for relaxing or enjoying your morning coffee.

The oversized bedroom provides ample closet space and is conveniently situated next to a separate in-unit storage room. The clean and well-maintained 4-piece bathroom adds to the homeâ€™s comfort. Plus, enjoy the benefits of new windows and a patio door already installed.

This is an excellent opportunity for first-time buyers or investors â€“ donâ€™t miss your chance to own a piece of Bankview!

Built in 1969

## Essential Information

MLS® # A2231047

Price \$200,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 576               |
| Acres          | 0.00              |
| Year Built     | 1969              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11, 2503 17 Street Sw |
| Subdivision | Bankview              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2T 4M9               |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Storage         |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | See Remarks                                                |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Window Coverings |
| Heating           | Other                                                      |
| Cooling           | Other                                                      |
| # of Stories      | 3                                                          |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Brick, Stucco, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 8               |
| Zoning         | M-C2            |

Listing Details

Listing Office                      Comox Realty

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