

# \$185,000 - 304, 2508 17 Street Sw, Calgary

MLS® #A2224745

**\$185,000**

1 Bedroom, 1.00 Bathroom, 463 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Welcome to this charming 1-bedroom condo located on the top floor of a well-maintained, established building in one of Calgary's most vibrant inner-city communities. Set just steps from the Bankview Community Centre, tennis courts, parks, and the energy of 17th Avenue, this home is all about location and lifestyle.

Inside, you'll find a functional layout with open living and dining space, a cozy kitchen, and a private west-facing balcony—perfect for catching evening sun and relaxing outdoors. The unit also includes assigned parking and a separate storage locker, adding convenience and value.

Bankview is beloved for its eclectic character, mature trees, and strong community feel. Enjoy access to green spaces, playgrounds, community gardens, and some of Calgary's best local restaurants, coffee shops, and boutiques—all within walking distance. Transit options are nearby, making commuting downtown or to nearby campuses quick and easy.

This is your opportunity to own in an established building in a sought-after location, where the true value lies in the vibrant, connected lifestyle that surrounds you.

Built in 1978

## Essential Information



MLS® #	A2224745
Price	\$185,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	463
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	304, 2508 17 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4M8

### **Amenities**

Amenities	Laundry
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Stucco

### **Additional Information**

Date Listed	June 18th, 2025
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Days on Market	7
Zoning	M-C2

**Listing Details**

Listing Office	Real Broker
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