

# \$240,000 - 206, 2317 17b Street Sw, Calgary

MLS® #A2235772

**\$240,000**

2 Bedroom, 1.00 Bathroom, 786 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Welcome to Casa Loma!

This bright and spacious corner unit in the heart of Bankview is the perfect opportunity for first-time buyers or savvy investors. With only one shared wall, this concrete-built home offers added privacy, nearly 800 sq. ft. of living space, and an abundance of natural light.

Inside, youâ€™ll find a functional kitchen featuring large laminate countertops, warm shaker-style cabinetry, and tiled flooring that extends into the adjacent dining area. The open-concept layout flows seamlessly into the living room, which boasts stylish light-grey laminate flooringâ€”ideal for relaxing or entertaining.

Step out onto your private balcony and enjoy scenic views of nearby tennis courts, parks, and green spacesâ€”a great spot to unwind.

The primary bedroom is generously sized with a walk-in closet and large windows, while a second bedroom offers versatility for guests, a home office, or roommates. A 4-piece bathroom and a separate laundry/storage room complete the interior.

Additional perks include a covered parking stall and an extra storage unit for added convenience.

Located just steps from multiple parks, a soccer field, tennis courts, an off-leash dog



park, and more! this is urban living at its best!  
Whether you're looking for a place to call  
home or a smart rental investment, this gem in  
Bankview checks all the boxes.

Don't miss your chance to own a piece of this  
vibrant community!

Built in 1973

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2235772          |
| Price          | \$240,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 786               |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 206, 2317 17b Street Sw |
| Subdivision | Bankview                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2T 4S9                 |

**Amenities**

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Storage                                           |
| Parking Spaces | 1                                                 |
| Parking        | Assigned, Covered, Stall, Carport, Paved, Plug-In |

**Interior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Open |
|-------------------|----------------------------------------------------------|

|              |                                                                                          |
|--------------|------------------------------------------------------------------------------------------|
|              | Floorplan, Vinyl Windows                                                                 |
| Appliances   | Dishwasher, Electric Oven, Microwave, Microwave Hood Fan, Washer/Dryer, Window Coverings |
| Heating      | Baseboard                                                                                |
| Cooling      | None                                                                                     |
| # of Stories | 4                                                                                        |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Awning(s), Lighting |
| Roof              | Rolled/Hot Mop      |
| Construction      | Concrete, Stucco    |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 3              |
| Zoning         | M-C2           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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