

# \$200,000 - 301, 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.

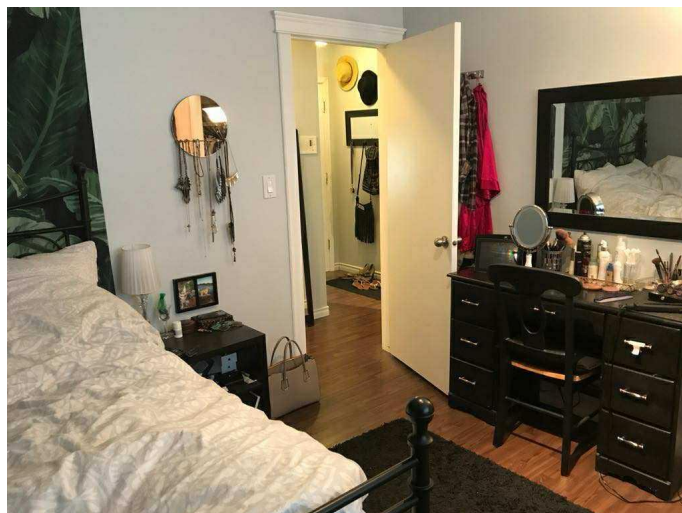
This is an excellent opportunity for first-time buyers or investors â€“ donâ€™t miss your chance to own a piece of Bankview!

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	301, 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	6
Zoning	M-C2

**Listing Details**

Listing Office                      Comox Realty

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