

\$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, Paved, Plug-In, Stall, Carport

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

Additional Information

Date Listed	July 1st, 2025
Days on Market	17
Zoning	M-C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.