

# \$599,900 - 2119 17a Street Sw, Calgary

MLS® #A2238730

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,360 sqft

Residential on 0.06 Acres

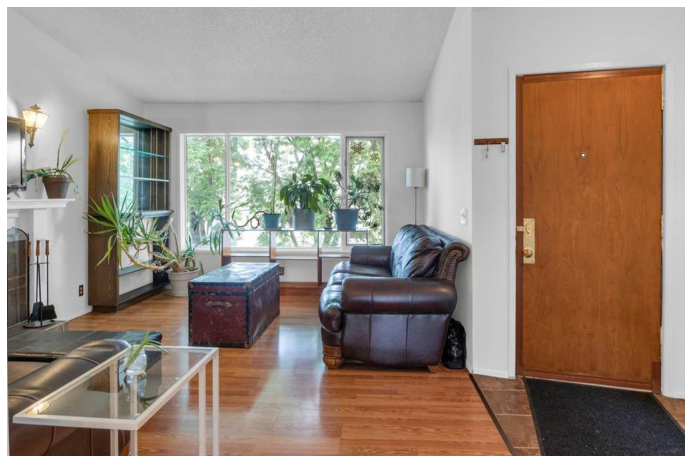
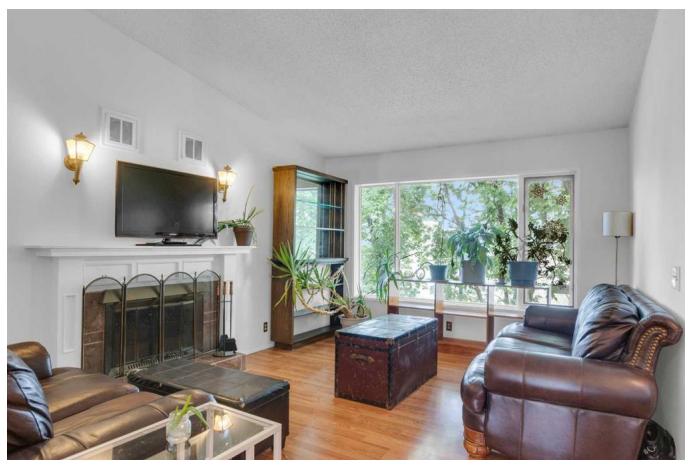
Bankview, Calgary, Alberta

Wow - A fantastic opportunity to make this your forever home! Welcome to this charming two-story fully developed home located in the desirable community of Bankview boasting: a west facing back yard, vaulted ceilings and view of downtown from living room & Den, 3 spacious bedrooms, 2 1/2 bathrooms (one soaker tub one walk-in shower), main floor laundry, fully developed basement offering a cozy rec room, 3 pc bathroom & 3rd bedroom. Note all the natural light through out the main and upper floors. Do you like gardening, you will love this yard. This prime inner-city location is perfect for an active lifestyle with walking distance to parks, schools, community gardens, the vibrant shops and restaurants on 17 avenue, LRT, public transportation, Marda Loop.

Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238730  |
| Price          | \$599,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,360     |
| Acres          | 0.06      |
| Year Built     | 1982      |



|          |                |
|----------|----------------|
| Type     | Residential    |
| Sub-Type | Detached       |
| Style    | 2 Storey Split |
| Status   | Active         |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2119 17a Street Sw |
| Subdivision | Bankview           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2T 4R9            |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Soaking Tub, Vaulted Ceiling(s)                                  |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                       |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Gas Log, Living Room                                                             |
| Has Basement      | Yes                                                                              |
| Basement          | Finished, Full                                                                   |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden                        |
| Lot Description   | Back Lane, Landscaped, Sloped |
| Roof              | Asphalt                       |
| Construction      | Vinyl Siding, Wood Frame      |
| Foundation        | Wood                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 56              |

Zoning                      R-CG

**Listing Details**

Listing Office              RE/MAX House of Real Estate

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.