

2374 17A Street SW  
Calgary, Alberta

MLS # A2166177



## \$319,900

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	733 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 297
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Shelves on the wall in the living room

Welcome to this charming 1 bedroom, 1 bathroom townhouse, a corner unit nestled in a prime location that offers the perfect combination of space, natural light, and privacy. With 733 sq. ft. of living space, this unit boasts an expansive, fully fenced patio that provides an outdoor retreat for enjoying sunny days and relaxing evenings. Surrounded by semi-mature trees, the patio offers a balance of sun and shade, perfect for year-round enjoyment. Step inside to an airy, light-filled space where the south-facing windows flood the entire home with warmth and natural light, creating a welcoming and cozy atmosphere. The open-concept living area includes a kitchen with a convenient pass-through to the living room, perfect for entertaining or staying connected while preparing meals. Adjacent to the kitchen is a flexible office/workspace, ideal for remote work or creative projects. The generously sized bedroom comfortably fits a king-sized bed, with plenty of room for additional furniture. A spacious 4-piece bathroom and a laundry/utility room complete the interior layout, providing both comfort and convenience. Other features of this home include an assigned secure underground parking stall. Situated in the sought-after Bankview neighbourhood, you'll enjoy easy access to transit, nearby parks, and all the amenities of Uptown 17th Avenue, including shops, restaurants, and cafes. With recent upgrades to the complex, including newer patios, roof, and exterior siding, this dog-friendly townhouse offers the ideal balance of urban living and outdoor relaxation. Whether you're a first-time buyer or looking to invest, this home offers unbeatable value in a vibrant community—don't miss your chance to make it yours!