

# \$235,000 - 2, 2311 17a Street Sw, Calgary

MLS® #A2240073

**\$235,000**

2 Bedroom, 1.00 Bathroom, 641 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

?LOW CONDO FEE?PARKING?LAUNDRY?  
AirBnB?Welcome to this beautifully renovated 2-bedroom, 1-bath condo in the heart of Bankview one of Calgary's most desirable inner-city neighbourhoods. This spacious unit boasts over 640 sqft of smartly designed living space with stylish modern finishes, new windows, and an open, inviting layout that's ready for you or your guests to move right in. Thinking about cash flow? This building allows for Short-term/Long-term rentals, making it an incredible opportunity to generate extra income while enjoying a vibrant urban lifestyle. Additional perks include on-site parking (not titled), extra storage conveniently located right in front of your unit (not titled), and low condo fees that keep your monthly costs affordable. Steps away from trendy 17th Ave, restaurants, cafes, shops, and transit this is urban living at its best. Don't miss this chance to secure an affordable, fully updated unit in a prime location with flexible rental options. Perfect to live in, rent out long-term, or start your Airbnb business today!

Built in 1965

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2240073  |
| Price     | \$235,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 641               |
| Acres          | 0.00              |
| Year Built     | 1965              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2, 2311 17a Street Sw |
| Subdivision | Bankview              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 1W9               |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Laundry, Snow Removal, Trash |
| Parking   | None                         |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | Oven, Refrigerator      |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| # of Stories      | 3                       |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Lighting, Playground |
| Roof              | Tar/Gravel           |
| Construction      | Brick, Concrete      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 3               |
| Zoning         | M-CG d111       |

### Listing Details

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