

\$1,225,000 - 2217 17 Street Sw, Calgary

MLS® #A2246959

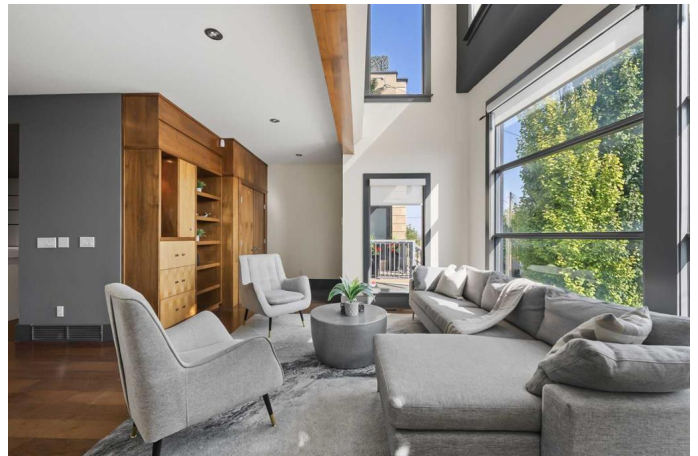
\$1,225,000

4 Bedroom, 4.00 Bathroom, 2,509 sqft

Residential on 0.06 Acres

Bankview, Calgary, Alberta

Nestled in the prestigious inner-city enclave of Bankview, this exceptional nearly 3,000 sqft architectural gem is a masterful blend of West Coast sophistication and timeless elegance with breathtaking views of the City Skyline from the Master Bedroom! As an established Airbnb property all furniture and furnishings are included, this property allows you to seamlessly take over the reins and continue reaping the rewards of this venture. Exquisite walnut millwork, soaring ceilings adorned with exposed beams, and expansive walls of glass frame captivating skyline views while flooding the home with natural light. The gourmet kitchen is a true showpiece, featuring premium stainless-steel appliances, a professional-grade gas range, an oversized quartz island with breakfast bar, and a seamless connection to the refined dining area—perfect for hosting in style. Beyond, your private outdoor sanctuary awaits, complete with a pergola-covered lounge, hot tub (\$12k value and was craned into the backyard!), and lush mature landscaping, offering the ultimate in alfresco luxury. The second level showcases a dramatic vaulted-ceiling flex space, two generously appointed bedrooms, and a lavishly finished spa bath. Ascend to the top-floor primary suite, a serene retreat boasting an opulent ensuite, custom walk-in closet, and an exclusive terrace with unobstructed, glittering city views. The lower level offers yet another versatile living space with direct access to the double



attached garage. A rare offering that transcends the ordinary, this residence is a statement in refined inner-city living for those who demand beauty, comfort, and distinction in equal measure. Book your private showing today!

Built in 2007

Essential Information

MLS® #	A2246959
Price	\$1,225,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,509
Acres	0.06
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	2217 17 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4M7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No
-------------------	--

	Smoking Home, Quartz Counters, Walk-In Closet(s), Double Vanity, High Ceilings, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Central Air Conditioner, Built-In Oven, Garburator, Garage Control(s), Gas Cooktop, Microwave, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	54
Zoning	M-CG d72

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.