

# \$185,000 - 304, 2508 17 Street Sw, Calgary

MLS® #A2224745

**\$185,000**

1 Bedroom, 1.00 Bathroom, 463 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Welcome to this charming 1-bedroom condo located on the top floor of a well-maintained, established building in one of Calgary's most vibrant inner-city communities. Set just steps from the Bankview Community Centre, tennis courts, parks, and the energy of 17th Avenue, this home is all about location and lifestyle.

Inside, you'll find a functional layout with open living and dining space, a cozy kitchen, and a private west-facing balcony—perfect for catching evening sun and relaxing outdoors. The unit also includes assigned parking and a separate storage locker, adding convenience and value.

Bankview is beloved for its eclectic character, mature trees, and strong community feel. Enjoy access to green spaces, playgrounds, community gardens, and some of Calgary's best local restaurants, coffee shops, and boutiques—all within walking distance. Transit options are nearby, making commuting downtown or to nearby campuses quick and easy.

This is your opportunity to own in an established building in a sought-after location, where the true value lies in the vibrant, connected lifestyle that surrounds you.

Built in 1978

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2224745          |
| Price          | \$185,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 463               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 304, 2508 17 Street Sw |
| Subdivision | Bankview               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 4M8                |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Laundry |
| Parking Spaces | 1       |
| Parking        | Stall   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Window Coverings |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |               |
|-------------------|---------------|
| Exterior Features | Balcony       |
| Construction      | Brick, Stucco |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 18th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 20   |
| Zoning         | M-C2 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.