

# \$195,000 - 104, 2503 17 Street Sw, Calgary

MLS® #A2233432

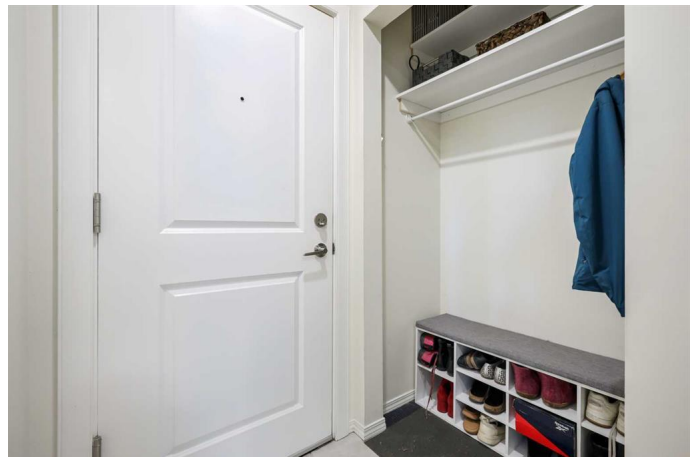
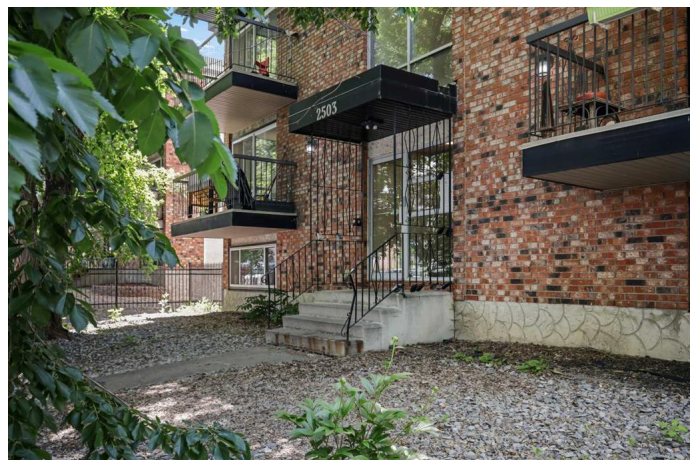
**\$195,000**

1 Bedroom, 1.00 Bathroom, 568 sqft

Residential on 0.25 Acres

Bankview, Calgary, Alberta

Outstanding corner unit in this quiet building tucked in the heart of Bankview. Located on a tree-lined street across from the community center, tennis courts & playground, this main floor unit has been professionally remodeled from top to bottom. This smart floor plan is complemented with hand-scraped Acacia hardwood throughout with tile at the entrance and bathroom. Smooth ceilings with loads of pot lights, modern doors and hardware. Custom maple cabinetry in kitchen with fashionable glass tile backsplash, granite counters, undermount sink, built-in microwave, stainless steel appliances and huge pantry! Updated bathroom features newer toilet and tub surround, more granite and full maple cabinetry. The generous primary bedroom features custom converted closet and easily fits a king sized bed! Large vinyl windows provide tonnes of light! Lots of in-suite storage (with potential for in-suite laundry) and assigned rear parking stall. New roof within the past 2 years! Parkridge Manor is situated minutes from Marda Loop, 17th Ave, Downtown and River Park. Two off-leash dog parks within a few blocks, schools, bike paths and quick access to commute routes and transit to Mount Royal, U of C and SAIT. Condo fees cover ALL utilities! Occupied by long-term residents and with the potential to Air BnB. Live the inner-city lifestyle with access to all the dining and shopping experiences in this unbeatable location. Unit is below grade.



Built in 1969

## Essential Information

MLS® #	A2233432
Price	\$195,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	568
Acres	0.25
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	104, 2503 17 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4M9

## Amenities

Amenities	Clubhouse, Parking, Playground, Coin Laundry, Dog Park
Parking Spaces	1
Parking	Alley Access, Assigned, Stall, Parking Lot

## Interior

Interior Features	Granite Counters, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Playground, Tennis Court(s)
Lot Description	Back Lane, Low Maintenance Landscape, Many Trees

Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	13
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX First
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