

# \$899,900 - 2100 17a Street Sw, Calgary

MLS® #A2233772

**\$899,900**

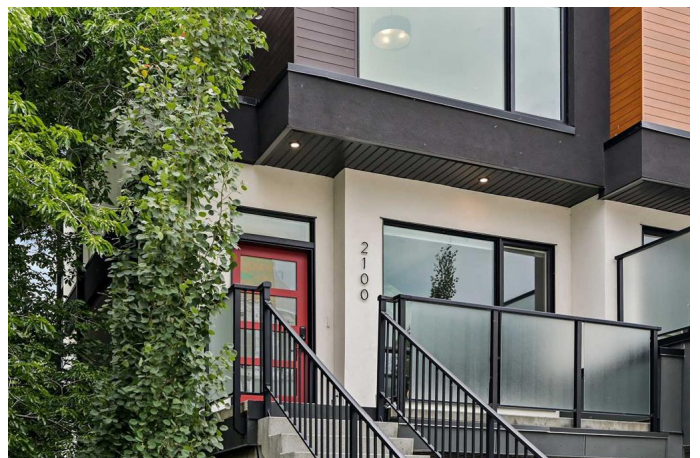
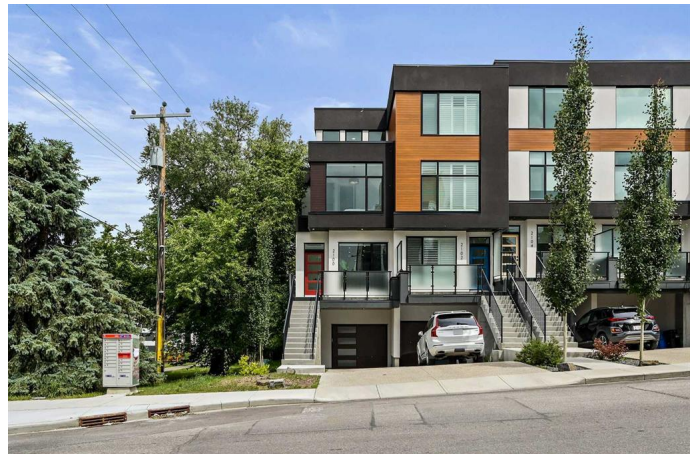
2 Bedroom, 3.00 Bathroom, 2,348 sqft

Residential on 0.05 Acres

Bankview, Calgary, Alberta

LUXURY. CONVENIENCE. COMMUNITY.

Welcome to 2100 17A Street SW – a sophisticated urban retreat just steps from the energy and vibrancy of 17th Avenue. This beautifully designed end-unit luxury townhouse seamlessly blends upscale finishes, modern comfort, and low-maintenance living in the community of Bankview. From the moment you arrive, you'll notice the high-end upgrades and attention to detail that set this home apart. Key features include: A heated tandem garage with in-floor heating and parking for 3 vehicles (2 in the garage + large driveway), end unit backing onto a park for added privacy and green space, Soaring 10'™ ceilings on the main level and 9'™ ceilings on the upper level, spacious roof top patio. The main floor offers open-concept living ideal for both relaxing and entertaining. The gourmet kitchen is a true showpiece, featuring dual quartz waterfall islands, premium stainless steel appliances, and custom cabinetry. The living area is anchored by a sleek electric fireplace and opens to a private patio – perfect for morning coffee or evening cocktails. Upstairs, the primary suite is a private sanctuary with custom built-ins, a spa-inspired ensuite, and a walk-in closet. A spacious second bedroom, full bathroom, and a large, well-appointed laundry room complete this level. On the top floor, discover a versatile loft/bonus room – perfect as a home office, fitness space, or even a third bedroom. Step outside



onto your expansive terrace, an ideal space for entertaining under the stars and taking in the city skyline. The developed lower level walks out to a private fenced backyard surrounded by mature trees—an unexpected oasis offering tranquility and privacy in the heart of the city. Located just steps from trendy shops, top-rated restaurants, cozy caf  s, and minutes from the downtown core, this home delivers the ultimate in walkability and urban lifestyle. Don  t miss this rare opportunity to own a truly luxurious inner-city townhome.

Built in 2020

**Essential Information**

|                |               |
|----------------|---------------|
| MLS   #        | A2233772      |
| Price          | \$899,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,348         |
| Acres          | 0.05          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 2100 17a Street Sw |
| Subdivision | Bankview           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2T 4R8            |

**Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | None                                                 |
| Parking Spaces | 3                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, No Smoking Home, Open Floorplan, Breakfast Bar, Closet Organizers, Kitchen Island, Quartz Counters |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings, Washer/Dryer, Wine Refrigerator         |
| Heating           | Forced Air, Natural Gas                                                                                               |
| Cooling           | None                                                                                                                  |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Electric, Decorative, Family Room                                                                                     |
| Basement          | None                                                                                                                  |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance, Private Yard |
| Lot Description   | Back Yard, Lawn, Low Maintenance Landscape            |
| Roof              | Asphalt Shingle                                       |
| Construction      | Stucco, Concrete                                      |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 113             |
| Zoning         | M-CG d60        |

### Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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