

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

MLS® #A2246959

\$1,225,000

4 Bedroom, 4.00 Bathroom, 2,509 sqft

Single Family 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! (id:6289)

Built in 2007

Essential Information

Listing #	A2246959
Price	\$1,225,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,509
Acres	0.06
Year Built	2007
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2217 17 Street Sw
Subdivision	Bankview
City	Calgary
Province	Alberta
Postal Code	T2T4M7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Garburator, Oven - Built-In, Hood Fan, Garage door opener, Washer & Dryer
Heating	Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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