

# \$250,000 - 304, 1919 17 Avenue Sw, Calgary

MLS® #A2212994

**\$250,000**

2 Bedroom, 1.00 Bathroom, 831 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Nestled on a desirable street in Calgary's vibrant Bankview community, this beautifully upgraded 2-bedroom unit in The Manhattan offers stunning downtown views from every window and the private balcony. Recent 2025 updates include brand new quartz countertops in the kitchen and bathrooms, along with fresh paint throughout. The spacious kitchen features a modern tile backsplash, a cozy breakfast nook, and opens to a dedicated dining area—ideal for both everyday living and entertaining. Enjoy a large, inviting living room with a fireplace, and two generously sized bedrooms with bright windows that fill the space with natural light. Additional highlights include in-suite laundry with extra storage and one assigned, heated, and secure underground parking stall. Located just minutes from the Red Mile, Sardar Loop, 17th Ave—™s trendy shops and restaurants, schools, transit, and downtown, this home is perfect for comfortable family living or a smart investment opportunity—™don—™t miss your chance to own this exceptional condo! Open Houses: from 1:00 pm to 3:00 pm on Saturday and Sunday, April 19th and 20th, 2025.

Built in 1982

## Essential Information

MLS® # A2212994

Price \$250,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	831
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	304, 1919 17 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0E9

### **Amenities**

Amenities	Secured Parking, Trash
Parking Spaces	1
Parking	Assigned, Parkade, Underground
# of Garages	1

### **Interior**

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Oven, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	17
Zoning	M-C2

**Listing Details**

Listing Office	Homecare Realty Ltd.
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