

# \$275,000 - 401, 2140 17a Street Sw, Calgary

MLS® #A2204168

**\$275,000**

2 Bedroom, 1.00 Bathroom, 819 sqft  
Residential on 0.00 Acres

Bankview, Calgary, Alberta

Welcome to Allentree Apartments! This exceptional top-floor, two-bedroom, dual-corner unit is located on the edge of downtown in beautiful Bankview. With 818 sq. ft. of space, it's perfect for a young working couple or a small family. At this price and all utilities included, the property is also ideal for investment. The property includes one covered parking stall for hassle-free parking, along with ample street parking for guests. The unit features new flooring throughout, installed in March 2025, and is ready for new owners! The stylish kitchen boasts stainless steel appliances, a new dishwasher, dark granite countertops, a double sink with a gooseneck dual-setting faucet, and wood cabinets that stretch up to the ceiling. Down the hall, past the oversized storage room, are two well-sized bedrooms, both with ceiling fans, built-in cupboards, and great views. The modern bathroom at the end of the hallway features tiled floors and a shower with a deep soaker tub. Two additional storage/linen closets are conveniently located off the hallway, including a full-size stacked washer and dryer. Step outside onto your wrap-around balcony, offering both west and north views—ideal for enjoying sun or shade throughout the day. This space is perfect for relaxing and taking in the sights of the beautiful old-growth trees, area rooftops, and downtown scenery. The building is safe and well-managed, ensuring your peace of mind. Bankview is a terrific community on the cusp of downtown, within



walking distance of numerous Calgary core amenities, including transit, schools, restaurants, parks, playgrounds, and bike and walking paths. It's also conveniently close to main thoroughfares like 17th Ave, 14th St., and Crowchild Trail. Experience affordable inner-city living at its best!

Built in 1976

### **Essential Information**

MLS® #	A2204168
Price	\$275,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	819
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	401, 2140 17a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4R8

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters
-------------------	----------------------------------

Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Flat, Membrane
Construction	Stucco, Wood Frame, Wood Siding

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	M-C2

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.