

# \$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 | 29               |
| Zoning         | M-C2             |

## **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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