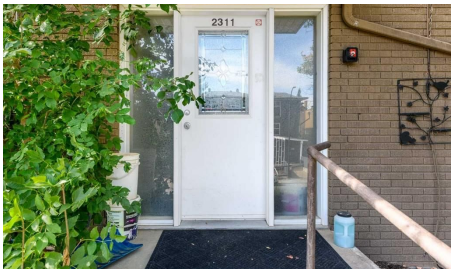
1 2311 17A Street SW

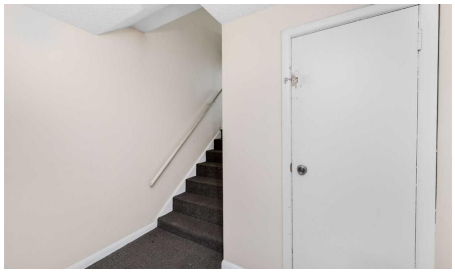
Calgary | Active | MLS® A2342316

$256,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1965**	**719.35 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

WELCOME TO THIS UNIQUE AND SPACIOUS 2-BEDROOM CONDO IN BANKVIEW!

Offering over 719 sq. ft. of comfortable living space, this bright and well-maintained condo is ideally located just minutes from trendy 17th Avenue. Featuring brand-new paint, kitchen upgrades including a newer countertop with quartz, a new kitchen vent, newer windows, and a newer hot water tank installed in 2023, this home offers excellent value for both homeowners and investors.

One of the biggest highlights is the exceptionally low condo fee of only $216/month-an incredible value and a rare find in Bankview.

Step inside and you'll appreciate the bright, welcoming layout. Large newer windows on both sides of the unit fill the home with natural light, complemented by hardwood floors and a generous living room with plenty of space for a dining area.

The functional kitchen has been updated and offers a great combination of style and practicality, while still leaving room for you to add your personal touch. Down the hall are two generously sized bedrooms and a full bathroom with a newer vanity.

The shared laundry is conveniently located directly outside the unit, making it easily accessible without taking up valuable space inside your home.

Location is another major advantage. Enjoy being just minutes from 17th Avenue, with its popular restaurants, cafés, shops, parks, and public transportation. Whether you're a first-time buyer, looking for a low-maintenance home, or seeking an investment opportunity, this condo is worth a look.

LOW CONDO FEES + 2 BEDROOMS + 719+ SQ. FT. + UPDATES + GREAT LOCATION = EXCEPTIONAL VALUE!

Call your favourite REALTOR® and book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342316
Bedrooms	2
Bathrooms	1
Year Built	1965

Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	719.35 sq. ft.
Main Level Finished Area:	719.35 sq. ft.
Condo Fee:	$216.00
Condo Fee Includes:	See Remarks
Acreage:	No
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	5
Year built:	1965 (Age: 61)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0

Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0714974
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Mixed, See Remarks, Stucco
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Bankview Gate
Community:	Bankview (Calgary)
Amenities:	Laundry, Parking, Snow Removal
Appliances:	Electric Stove, Microwave, Refrigerator
Inclusions:	none

Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Bedroom · 11'3" × 8' ·
Main Floor	Dining Room · 11'3" × 6'10" ·
Main Floor	Kitchen · 11'3" × 8'4" ·
Main Floor	Living Room · 14'6" × 13'8" ·
Main Floor	Bedroom - Primary · 12'4" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Closet Organizers, Open Floorplan, See Remarks, Quartz Counters
Exterior Features:	Other
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d111
Listed Date:	Sep 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-2311-17a-street-sw-calgary-a2342316/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.