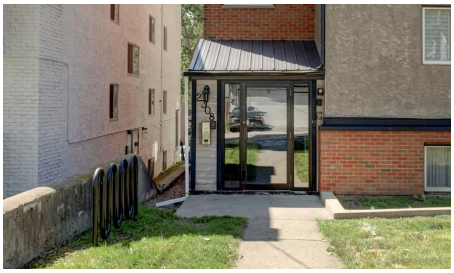
302 2308 17B Street SW

Calgary | Active | MLS® A2355462

$205,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1979**	**673.03 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Nineteen 88 Real Estate

A closer look

Urban living meets everyday convenience in this bright and stylish 2-bedroom condo, perfectly situated in the highly sought-after inner-city community of Bankview. Just steps from the vibrant energy of 17th Avenue and Marda Loop, you'll enjoy the best of Calgary's dining, shopping, cafés, and nightlife while still coming home to a peaceful retreat. Located on the third floor, this inviting home is filled with natural light and showcases an open-concept layout enhanced by a timeless neutral colour palette. The well-appointed kitchen seamlessly blends style and functionality with stainless steel appliances, an abundance of rich cabinetry, and a peninsula island with breakfast bar-perfect for casual meals or entertaining guests. The kitchen flows effortlessly into the spacious living area, where large patio doors open onto an expansive glass-railed balcony, creating the ideal space for morning coffee, summer BBQs, or simply relaxing outdoors. Both bedrooms are generously sized and bright, sharing a well-maintained 4-piece bathroom. In-suite laundry and an assigned parking stall provide added convenience, making everyday living effortless. The location truly sets this home apart. Enjoy easy access to public transit, beautiful parks, tennis courts, the Bow River pathways, boutique shopping, award-winning restaurants, lively pubs, and everything that makes inner-city Calgary so desirable. Whether you're a first-time buyer, downsizer, or savvy investor, this is an exceptional opportunity.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355462
Bedrooms	2
Bathrooms	1
Year Built	1979
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:	673.03 sq. ft.

Main Level Finished Area:	673.03 sq. ft.
Condo Fee:	$681.49
Condo Fee Includes:	Common Area Maintenance, Gas, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Other
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1979 (Age: 47)
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:	8110338
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	No

Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Bankview (Calgary)
Amenities:	Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	NONE
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Balcony · 19'4" × 4'11" ·
Main Floor	Bedroom · 9'6" × 9'5" ·
Main Floor	Bedroom - Primary · 13'7" × 9'6" ·
Main Floor	Foyer · 8'10" × 6'6" ·
Main Floor	Kitchen · 11'9" × 8'3" ·
Main Floor	Dining Room · 9'8" × 4'9" ·
Main Floor	Living Room · 11'11" × 8'6" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, No Smoking Home, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/302-2308-17b-street-sw-calgary-a2355462/

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Data was last updated November 23, 2026 at 04:05 PM (UTC)

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