

# \$799,900 - 2110 17a Street Sw, Calgary

MLS® #A2212309

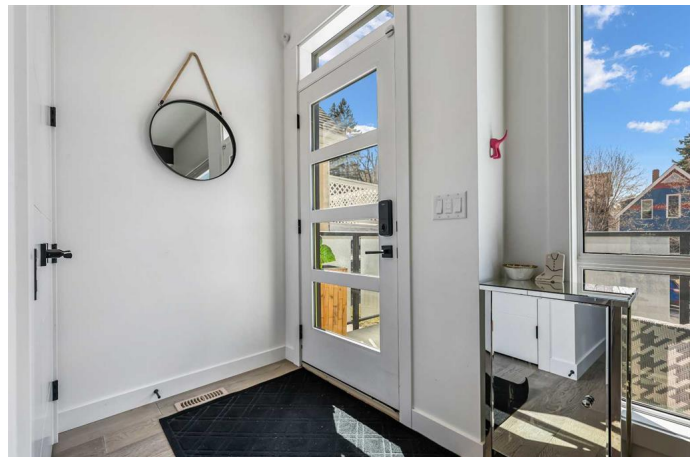
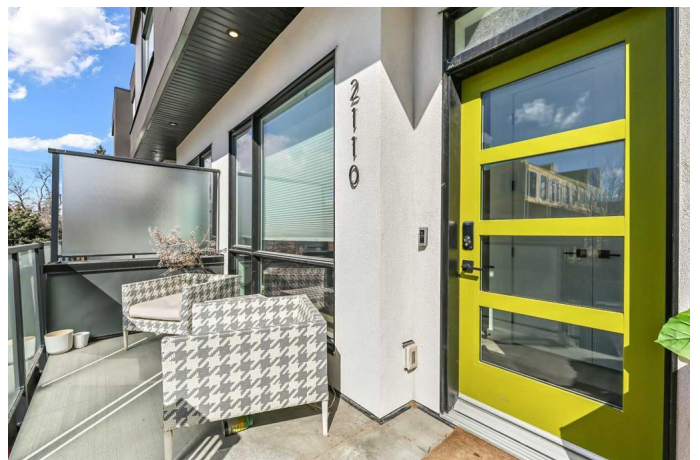
**\$799,900**

3 Bedroom, 4.00 Bathroom, 2,012 sqft  
Residential on 0.05 Acres

Bankview, Calgary, Alberta

LUXURY. CONVENIENCE. COMMUNITY.

Welcome to 2110 17A Street—your future urban oasis just steps from the vibrant pulse of 17th Avenue. This beautifully crafted luxury townhouse offers the perfect blend of upscale finishes, modern comfort, and low-maintenance living. From the moment you arrive, you’ll notice the thoughtful upgrades and design details that set this home apart. Key features include an attached tandem garage with in-floor heating, smart home capabilities, soaring 10’ ceilings on the main level, 9’ ceilings upstairs, and stunning city views from the primary bedroom. The fully developed walkout lower level adds even more flexibility with in-floor heating, a 3-piece bathroom, and a spacious flex room—ideal as a third bedroom, guest suite, or home gym. Outdoor living is just as impressive, with three private spaces to enjoy: two balconies (one with a gas hookup) and a fenced yard for extra privacy and relaxation. Inside, the main level shines with open concept living at its finest. The gourmet kitchen is a showstopper, featuring dual quartz waterfall islands and upgraded stainless steel appliances—perfect for entertaining. The generous family room offers custom built-ins and a sleek electric fireplace for cozy evenings. Upstairs, the primary suite offers a private retreat with downtown views, a full ensuite, and ample closet space. A spacious second bedroom, another full bathroom, and a bright bonus area—perfect for a home



officeâ€”complete the upper floor. Located steps from trendy shops, restaurants, and cafes, and just minutes from the downtown core, this home offers unmatched walkability and urban convenience. Donâ€™t miss your opportunity to own this luxurious inner-city gem. Your dream lifestyle awaits.

Built in 2020

**Essential Information**

MLS® #	A2212309
Price	\$799,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,012
Acres	0.05
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	2110 17a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4R8

**Amenities**

Amenities	None
Parking Spaces	3
Parking	Driveway, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Appliances	Central Air Conditioner, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Electric
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	14
Zoning	M-CG

## Listing Details

Listing Office	Charles
----------------	---------

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