

**401, 2140 17A Street SW**  
**Calgary, Alberta**

**MLS # A2204168**



**\$275,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 593
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters		

**Inclusions:** N/A

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!