

# \$749,000 - 1815 17a Street Sw, Calgary

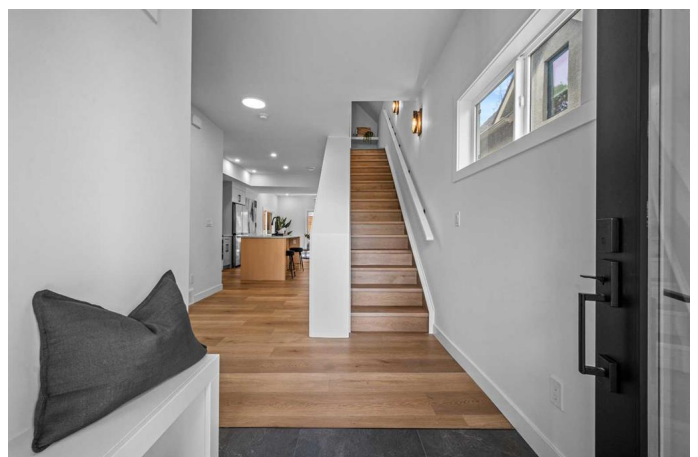
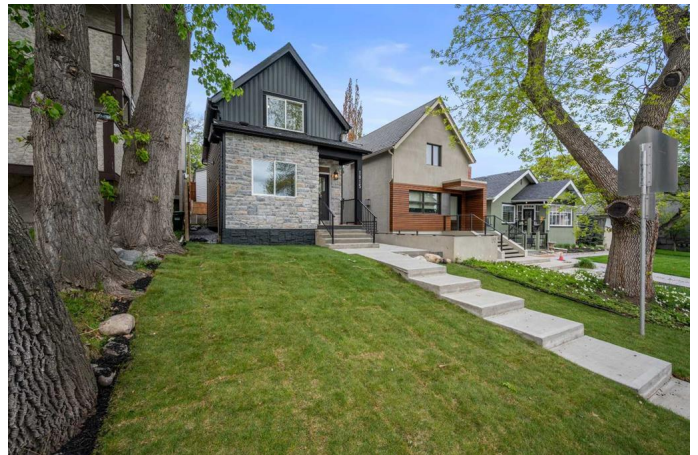
MLS® #A2251802

**\$749,000**

3 Bedroom, 3.00 Bathroom, 1,285 sqft  
Residential on 0.06 Acres

Bankview, Calgary, Alberta

PRICE REDUCED - \$749,000!!!! Experience the perfect fusion of modern elegance and timeless charm in this extensively renovated 3-bedroom, 3-bathroom home, located in the heart of Bankview. With over 1,700 sq.ft. of beautifully finished living space, this residence delivers both style and function—just steps from the vibrant energy of 17th Avenue SW. The main floor boasts an open-concept layout that seamlessly connects the living area to a contemporary kitchen featuring quartz countertops, sleek cabinetry, and a central island that provides additional seating and durability. This level also includes a bedroom, a stylish 3-piece bathroom, and direct access to a private, low maintenance backyard perfect for entertaining or relaxing. Upstairs, the spacious primary bedroom overlooks 17A Street and includes a modern 3-piece ensuite and functional closet. On the opposite end of the hall, a generous third bedroom offers a 4-piece ensuite, a walk-in closet, and direct access to a massive private deck, ideal for indoor-outdoor living. A conveniently located laundry area completes the upper level. The fully developed basement includes a cozy recreation room—ideal for a media lounge, or home office—as well as a large storage room. Professionally renovated down to the studs, with upgrades to insulation, electrical, plumbing, HVAC, roofing, and siding, this home offers peace of mind and turnkey comfort. The detached garage provides ample parking and storage. Just minutes from



downtown Calgary and surrounded by trendy shops, restaurants, and cafes, this property presents a rare opportunity to own a like-new home in one of the city’s most desirable inner-city communities.

Built in 1921

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2251802    |
| Price          | \$749,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,285       |
| Acres          | 0.06        |
| Year Built     | 1921        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 1815 17a Street Sw |
| Subdivision | Bankview           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2T 4R7            |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

**Interior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Oven, Range                                         |

|                 |                                  |
|-----------------|----------------------------------|
|                 | Hood, Refrigerator, Washer/Dryer |
| Heating         | Forced Air                       |
| Cooling         | Rough-In                         |
| Fireplace       | Yes                              |
| # of Fireplaces | 1                                |
| Fireplaces      | Gas                              |
| Has Basement    | Yes                              |
| Basement        | Finished, Full                   |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony, Private Yard                       |
| Lot Description   | Back Yard, Front Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                             |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete                             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 47                |
| Zoning         | R-CG              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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