\$1,225,000 - 2217 17 Street Sw, Calgary

MLS® #A2246959

\$1,225,000

4 Bedroom, 4.00 Bathroom, 2,509 sqft Residential on 0.06 Acres

Bankview, Calgary, Alberta

Nestled in the prestigious inner-city enclave of Bankview, this exceptional nearly 3,000 sqft architectural gem is a masterful blend of West Coast sophistication and timeless elegance with breathtaking views of the City Skyline from the Master Bedroom! As an established Airbnb property all furniture and furnishings are included, this property allows you to seamlessly take over the reins and continue reaping the rewards of this venture. Exquisite walnut millwork, soaring ceilings adorned with exposed beams, and expansive walls of glass frame captivating skyline views while flooding the home with natural light. The gourmet kitchen is a true showpiece, featuring premium stainless-steel appliances, a professional-grade gas range, an oversized quartz island with breakfast bar, and a seamless connection to the refined dining areaâ€"perfect for hosting in style. Beyond, your private outdoor sanctuary awaits, complete with a pergola-covered lounge, hot tub (\$12k value and was craned into the backyard!), and lush mature landscaping, offering the ultimate in alfresco luxury. The second level showcases a dramatic vaulted-ceiling flex space, two generously appointed bedrooms, and a lavishly finished spa bath. Ascend to the top-floor primary suite, a serene retreat boasting an opulent ensuite, custom walk-in closet, and an exclusive terrace with unobstructed, glittering city views. The lower level offers yet another versatile living space with direct access to the double







attached garage. A rare offering that transcends the ordinary, this residence is a statement in refined inner-city living for those who demand beauty, comfort, and distinction in equal measure. Book your private showing today!

Built in 2007

Essential Information

MLS® # A2246959 Price \$1,225,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,509 Acres 0.06

Year Built 2007

Type Residential
Sub-Type Detached
Style 3 Storey
Status Active

Community Information

Address 2217 17 Street Sw

Subdivision Bankview
City Calgary
County Calgary
Province Alberta
Postal Code T2T 4M7

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen

Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted

Ceiling(s)

Appliances Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator,

Washer/Dryer, Central Air Conditioner, Built-In Oven, Garburator, Gas

Cooktop

Heating Forced Air
Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Private Entrance, Private Yard, Rain Gutters

Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame, Stucco

Foundation Poured Concrete

Additional Information

Date Listed September 12th, 2025

Days on Market 38

Zoning M-CG d72

Listing Details

Listing Office eXp Realty

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