\$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, Kitchen Island, No Animal Home, No

Smoking Home, Quartz Counters, Walk-In Closet(s), Double Vanity, High Ceilings, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted

Ceiling(s)

Appliances Dishwasher, Range Hood, Refrigerator, Central Air Conditioner, Built-In

Oven, Garburator, Garage Control(s), Gas Cooktop, Microwave,

Washer/Dryer

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes
Basement Full

Exterior

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

Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 12th, 2025

Days on Market 48

Zoning M-CG d72

Listing Details

Listing Office eXp Realty

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