



## 2100 17A Street SW, Calgary, Alberta - \$899,900



Main Photo

### Property Description

LUXURY. CONVENIENCE. COMMUNITY.

Welcome to 2100 17A Street SW – a sophisticated urban retreat just steps from the energy and vibrancy of 17th Avenue. This beautifully designed end-unit luxury townhouse seamlessly blends upscale finishes, modern comfort, and low-maintenance living in the community of Bankview. From the moment you arrive, you'll notice the high-end upgrades and attention to detail that set this home apart. Key features include: A heated tandem garage with in-floor heating and parking for 3 vehicles (2 in the garage + large driveway), end unit backing onto a park for added privacy and green space, Soaring 10' ceilings on the main level and 9' ceilings on the upper level, spacious roof top patio. The main floor offers open-concept living ideal for both relaxing and entertaining. The gourmet kitchen is a true showpiece, featuring dual quartz waterfall islands, premium stainless steel appliances, and custom cabinetry. The living area is anchored by a sleek electric fireplace and opens to a private patio—perfect for morning coffee or evening



cocktails. Upstairs, the primary suite is a private sanctuary with custom built-ins, a spa-inspired ensuite, and a walk-in closet. A spacious second bedroom, full bathroom, and a large, well-appointed laundry room complete this level. On the top floor, discover a versatile loft/bonus room—perfect as a home office, fitness space, or even a third bedroom. Step outside onto your expansive terrace, an ideal space for entertaining under the stars and taking in the city skyline. The developed lower level walks out to a private fenced backyard surrounded by mature trees—an unexpected oasis offering tranquility and privacy in the heart of the city. Located just steps from trendy shops, top-rated restaurants, cozy cafés, and minutes from the downtown core, this home delivers the ultimate in walkability and urban lifestyle. Don't miss this rare opportunity to own a truly luxurious inner-city townhome.

## REALTOR Referral

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*Courtesy Of: Charles*



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