



**Erin Ferguson**  
**Phone:** 403-992-3746  
**Mobile:**  
**Fax:**  
**Email:** erin@erinferguson.ca  
**Office:** 403-992-3746

**Century 21 Bamber Realty Ltd**  
**1612 17 Ave SW**  
**Calgary, AB**  
**T2T 0E3**

**2223 17 Street SW, Bankview, Calgary, AB, T2T 4M7, Canada**

**MLS®# A2010886**



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<b>Property Value</b>	sold for
	sold for \$740,000
<b>Type</b>	Detached
<b>Style</b>	2 Storey
<b>Basement</b>	Part, See Remarks
<b>Parking</b>	Double Garage Attached
<b>Year Built</b>	1987
<b>Taxes</b>	5,390.00
<b>Living Area</b>	1,426.78 sq.ft.
<b>Lot Size Area</b>	2,873 sq.ft.
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1 full & 1 half

## Description

A rare one of a kind find home designed by architect Sean McCormick of Jackson McCormick firm. With unobstructed downtown views in upper Bankview. This architecturally stunning home features a modern and an industrial feel with many characteristics you don't see executed to the thoughtful detail of this home. Perched up on the top of the hill, this home is the perfect inner-city oasis loaded with upgrades and fantastic curb appeal! This home features floor to ceiling windows, steel beams, 10 ft ceilings, air conditioning, a gas fireplace, blue dot lighting, custom drapery, and beautiful downtown views to name a few. With a main floor built for entertaining, enjoy hosting your friends and entertaining in your chef's kitchen featuring top of the line five-star gas range, Miele dishwasher, full pantry and granite counter tops. Finishing out the main floor you will find a powder room leading to the unique upstairs floorplan. Featuring a loft like feel with open grate catwalks that allow for light to travel through, leading you to the spacious master bedroom including a flex space to take in all the amazing downtown views, room for an office, as well as a walk-in closet. Enjoy the French inspired bathroom, complete with steam shower and soaker tub providing unobstructed skyline views. A well-appointed second bedroom finishes out this floor. During the warmer months you will enjoy the indoor/outdoor breeze with double doors opening to your west yard. This home has been professionally landscaped to enjoy all of the seasons. Summertime will be spent enjoying your private oasis in the west backyard with beautiful mature trees, perennial plants, built in garden boxes, a spacious deck, and low maintenance turf. There is plenty of room for entertaining with the indoor dining flowing to the outdoor deck and lounge area. On the lower level you will find laundry as well as a double attached garage which leads to an additional parking pad. Enjoy this fantastic location with walkability to 17th Ave & amenities, local favourite Our Daily Brett as well as a quick drive to Marda Loop. If you're looking for a conversational home with unique architecture and a thoughtful space. This is the one!

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