

**411, 2702 17 Avenue SW
Calgary, Alberta**

MLS # A2218547



\$419,000

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	887 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 599
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 1741 by Truman! This stunning 2 bed/2 bath 887sqft TOP floor unit with titled underground parking stall has a contemporary aesthetic and features 10' high ceilings, air conditioning, Kohler plumbing fixtures, wide plank engineered hardwood flooring, designer lighting, quartz countertops, breakfast bar and a stainless steel appliance package including gas cooktop, built-in oven and fridge with water/ice maker. The main living space is filled with natural light and a perfect place to relax or entertain. There is plenty of privacy with the two generous bedrooms. The primary bedroom is down the hallway and has a walk-in closet and luxurious 3 piece ensuite with a large glass enclosed shower. The 2nd bedroom is located off the living room and is filled with natural light. Additionally you will conveniently find a second four piece bath, a built-in desk / work space, and a Whirlpool stacked washer/dryer in your unit. For additional storage, there is an assigned storage locker just down the hall from your entry door. Visitor parking and a bike storage area are also in the heated parkade. If you have a furry family member, it is a quick one block walk to the Killarney Off Leash Dog Park where Fido can meet his friends and play! This exquisite condo with its excellent location on 17th Avenue, featuring amenities, parks and restaurants nearby, makes this one the perfect place to call home!