

**201, 2702 17 Avenue SW
Calgary, Alberta**

MLS # A2194670



\$399,000

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	753 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 513
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Composite Siding	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: none

New Price!! Experience upscale living in this stunning corner unit, ideally situated in the sought-after Shaganappi community. This prime location offers unparalleled convenience, just steps from schools, the LRT, a golf course, restaurants, shopping, a library, and a dog park. Additionally, it is only moments away from the Killarney Aquatic & Recreation Centre. This contemporary apartment condo features two spacious bedrooms and two modern bathrooms in a thoughtfully designed open-concept layout. Upon entering, you'll be welcomed by elegant hardwood flooring throughout the living and dining areas, leading to a private, modern kitchen equipped with stainless steel appliances, quartz countertops, upgraded lighting, and a rare kitchen window. The primary bedroom boasts a stylish ensuite, while the second bathroom serves guests and additional occupants comfortably. Enjoy the convenience of in-suite laundry, a generously sized private balcony with breathtaking city views, and ample storage. The unit also includes titled underground parking for added security and convenience. Situated in a fantastic location, this property offers a perfect blend of luxury and practicality. Call now to schedule your private viewing!