

**302, 2702 17 Avenue SW  
Calgary, Alberta**

**MLS # A2209096**



**\$399,900**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	667 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Covered, Garage Door Opener, Garage Faces Rear, Heated Garage, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 460
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	MU-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** All furnishings are negotiable

Welcome to this METICULOUSLY MAINTAINED LUXURY CONDO, built in 2016 by the renowned TRUMAN HOMES. No detail has been overlooked in this 2-BEDROOM, 2-BATHROOM unit, which boasts a SOUTH-FACING EXPOSURE, filling the home with NATURAL LIGHT throughout the day. The OPEN CONCEPT LIVING SPACE features HAND-SCRAPED ENGINEERED HARDWOOD FLOORING, 9-FOOT CEILINGS, and a host of PREMIUM UPGRADES, including STAINLESS STEEL APPLIANCES, AEG GAS RANGE, TOUCH & SEE-THROUGH LG FRIDGE, QUARTZ COUNTERTOPS, TOUCH FAUCET, new GRANITE SINK, and a PANASONIC MICROWAVE. The kitchen is a true CHEF'S DREAM, offering TOP-OF-THE-LINE APPLIANCES and finishes, perfect for both everyday meals and entertaining. The unit also includes a BUILT-IN DESK, FLOATING SHELVES, and CUSTOM ACCENT WALLS, adding both character and functionality. The PRIMARY BEDROOM features a generous WALK-IN CLOSET WITH BUILT-IN SHELVING, and a stunning 3-PIECE ENSUITE with a WALK-IN SHOWER enclosed by a SLIDING GLASS DOOR, finished with beautiful LARGE MARBLE-LIKE TILES. All bathroom fixtures are KOHLER, ensuring both style and durability. The SECOND BEDROOM is spacious and versatile, ideal for use as a GUEST ROOM, HOME OFFICE, or additional living space. The SECOND BATHROOM boasts a 4-PIECE BATH with a full tub and matching LARGE MARBLE-LIKE TILES, seamlessly complementing the sophisticated design. The MAIN BATH also features a TOUCH-FLUSH TOILET, adding to the luxurious experience. Step outside to the LARGE PRIVATE SOUTH-FACING PATIO, which comes with a NATURAL GAS LINE HOOKUP, perfect for hosting SUMMER BBQs or enjoying a FIRE TABLE while

soaking in the sun. The unit also includes an IN-SUITE WASHER AND DRYER for added convenience. ONE TITLED PARKING STALL is located in the HEATED UNDERGROUND PARKADE, and this unit has additional BICYCLE STORAGE and an ASSIGNED SECURE STORAGE LOCKER to accommodate all your storage needs. With LOW CONDO FEES of just \$460/MONTH, this home offers exceptional value in one of Calgary's most sought-after neighborhoods. Situated directly on 17TH AVE, this condo is within walking distance to SCHOOLS, MALLS, RESTAURANTS, BARS, GYMS, PARKS, and the C-TRAIN STATION, making it a prime location for those who appreciate CONVENIENCE and ACCESSIBILITY. It's also just a short drive to the STAMPEDE GROUNDS, SCOTIABANK SADDLEDOME, and is close to the scenic BOW RIVER, perfect for walking, biking, or simply enjoying the outdoors. TRANSIT STOPS are just steps away, providing easy access to the entire city. For those looking for a TURNKEY OPPORTUNITY, the seller is willing to sell all furnishings, allowing for a seamless move-in experience. This is your chance to own a truly LUXURIOUS CONDO in a vibrant urban location that blends COMFORT, STYLE, and CONVENIENCE. Don't miss out on the opportunity to make this exceptional property your next home. The seller is willing to NEGOTIATE for those seeking a FULLY FINISHED, turnkey living experience, the seller is offering a selection of EXQUISITE FINISHINGS.