

\$365,000 - 113, 2702 17 Avenue Sw, Calgary

MLS® #A2258311

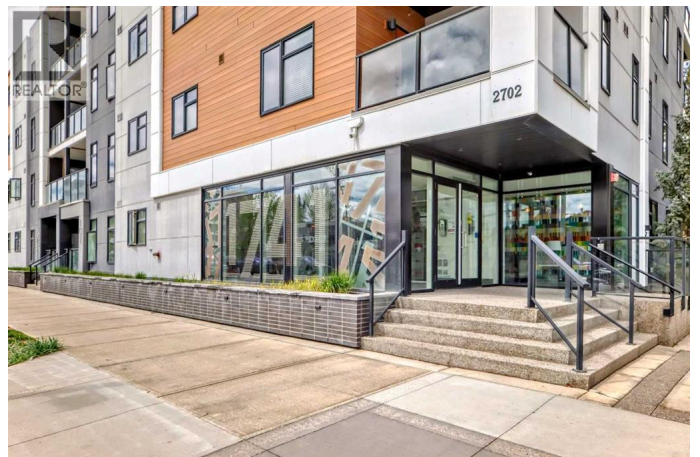
\$365,000

2 Bedroom, 2.00 Bathroom, 745 sqft

Single Family on 0.00 Acres

Shaganappi, Calgary, Alberta

Stylish Ground-Level 2 Bed / 2 Bath Apartment by Truman Homes! Welcome to this beautifully finished 745 sq. ft. ground-level unit in the heart of Shaganappi, offering unmatched accessibility and modern living. This apartment boasts a smart layout and fresh paint throughout, making it move-in ready. Step inside to discover elegant, stylish finishes. The kitchen is well-appointed is a seamless blend of modern sleek white cabinetry and classic wood aesthetic of the coffered ceiling. It features built-in oven and microwave, convenient dishwasher, refrigerator with an ice-maker & waterline, and a rare gas cooktop, â€”perfect for cooking enthusiasts. A bright, open-concept living space ideal for entertaining or relaxing. The two well-appointed bedrooms are on opposite sides of the layout, offering great separation for privacy, each with their own full bathrooms and spacious walk-in closets. Enjoy the convenience of ground-floor living with easy access for pets, strollers, or grocery hauls. Keep your vehicle and bulky belongings safe in the secured underground parkade with your own titled parking stall and storage locker. Location is everything, and this unit delivers: walking distance to Shaganappi Pointe LRT station and just minutes from 17th Ave SW, 26th Street, 14th Street, and Crowchild Trail, making your commute or weekend outings a breeze. Whether youâ€™re a first-time buyer, downsizer, or investor, this is an incredible opportunity to own in a highly sought-after



inner-city neighbourhood. Check out the 3D tour or call your agent to book a showing to see for yourself (id:6289)

Built in 2017

Essential Information

Listing #	A2258311
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Square Footage	745
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	113, 2702 17 Avenue Sw
Subdivision	Shaganappi
City	Calgary
Province	Alberta
Postal Code	T3C1K7

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	PVC window, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener
Heating	Baseboard heaters
Cooling	None
# of Stories	4

Exterior

Exterior	Aluminum siding, Metal
Construction	Wood frame
Foundation	Poured Concrete, Slab

Listing Details

Listing Office CIR Realty



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