

# \$399,000 - 201, 2702 17 Avenue Sw, Calgary

MLS® #A2194670

**\$399,000**

2 Bedroom, 2.00 Bathroom, 753 sqft

Residential on 0.02 Acres

Shaganappi, Calgary, Alberta

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, youâ€™™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!

Built in 2016



## Essential Information

MLS® #	A2194670
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	753
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

## Community Information

Address	201, 2702 17 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E8A5

## Amenities

Amenities	Bicycle Storage, Elevator(s), Parking
Parking Spaces	1
Parking	Titled, Underground

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Refrigerator, Window Coverings, Gas Cooktop, Range Hood, Washer/Dryer Stacked
Heating	Hot Water
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Storage
Construction	Aluminum Siding, Composite Siding

## Additional Information

Date Listed	February 20th, 2025
Days on Market	57
Zoning	MU-1

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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