



209, 2702 17 Avenue SW  
Calgary, Alberta

MLS # A2266607



**\$369,900**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	778 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 535
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	Mixed Use - General (MU-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Discover this bright, move-in-ready corner unit nestled in the heart of Shaganappi, one of Calgary's most desirable inner-city neighbourhoods. Freshly painted and modern, this residence offers 2 bedrooms and 2 full bathrooms, situated just minutes from downtown. The open-concept layout is designed for effortless entertaining, centered around a gourmet kitchen. This space features sleek quartz countertops, stainless steel appliances—including a Brand New Oven and refrigerator with an ice-maker—and the rare luxury of a gas cooktop, perfect for the cooking enthusiast. Privacy is paramount with the two well-appointed bedrooms located on opposite sides of the unit. The primary suite includes a private three-piece ensuite, while a second full bath serves the adjacent second bedroom and guests. Additional features that enhance comfort and convenience include in-suite laundry, a private balcony with desirable south-west views and a gas line for a BBQ, a spacious separate storage locker, and a titled underground heated parking stall. This building is also equipped with secure bike storage and visitor parking stalls. Location truly is everything, and this unit delivers superior access. Enjoy being steps away from the Shaganappi Pointe LRT station and walking distance to shops, restaurants, schools, and recreation facilities. With quick access to 17th Ave SW, 14th Street, 26th Street, and Crowchild Trail, your commute and weekend outings are always a breeze. This incredible opportunity is ideal for a first-time buyer, down sizer, or savvy investor