



GRASSROOTS
REALTY GROUP

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203, 2909 17 Avenue SW
Calgary, Alberta

MLS # A2306308



\$254,900

Division:	Killarney/Glengarry		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	755 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Laminate, Vinyl
Roof:	-
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 578
LLD:	-
Zoning:	C-COR2 f3.0h23
Utilities:	-

Inclusions: N/A

Welcome to this bright 2-bedroom condo in one of Killarney's most desirable inner-city locations, featuring a truly standout south-facing patio, a rare and oversized outdoor space that acts as an extension of your home. With room for full seating, a greenhouse, or even a custom catio, this private retreat is surrounded by a beautifully established, low-maintenance garden with hardy perennials including lilac, flax, and iris. It's the perfect setting for relaxing, entertaining, or enjoying visits from a variety of birds. Inside, the home offers a functional layout with spacious bedrooms and a newly renovated kitchen complete with quartz countertops, stainless steel appliances, pantry, breakfast bar, and a custom bar area, designed for both everyday living and entertaining. Additional features include in-suite laundry, a large storage room, and a heated underground parking stall conveniently located on the first level for easy access. An excellent option for owners who value flexibility, especially with transit just steps away. With a recently replaced elevator and an unbeatable blend of indoor comfort and outdoor living, this is a rare opportunity in a prime inner-city location. Don't miss your chance to own this standout condo, near parks, a playground and Killarney pool! Book your showing today.