



GRASSROOTS
REALTY GROUP

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306, 5340 17 Avenue SW
Calgary, Alberta

MLS # A2328622



\$389,900

Division:	Westgate		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,183 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 534
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: None

FULLY RENOVATED! Over 1,500 living sqft townhome in Westgate. Fully and beautifully renovated with 3 bedroom, 1.5 bathroom. Brand new vinyl plank flooring main floor and upper floor, brand new carpet for basement. Kitchen is well equipped with all brand-new appliances: electric stove, microwave hoodfan, refrigerator. The dining room has a feature wall with a designer color, wine rack and floating light, ideal for family and guest gatherings. The living room features a large window overlooking the backyard, a custom built-in electric fireplace, and ample space for a sofa and decorative accents. Upper floor offers 3 good-sized bedroom and a full bathroom with all brand new modern walk-in shower, wall tile and vanity. The basement is fully developed and offers a spacious recreation room, perfect for family gatherings, entertainment, or relaxing. Two parking stalls right in front of the unit. Westgate is a welcoming and family-friendly community known for its convenient location, mature trees, and easy access to schools, parks, shopping, and public transit. Residents enjoy nearby amenities, recreational spaces, and quick access to major roadways, making daily commuting and errands simple and convenient. Your next chapter starts here. Come experience it in person.