



GRASSROOTS
REALTY GROUP

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209, 2702 17 Avenue SW
Calgary, Alberta

MLS # A2331153



\$349,000

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	779 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	MU-1 f4.5h22
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Recently updated modern interior meets everyday function in this beautifully maintained end-unit condo where stylish finishes, an open layout and an exceptional inner-city location perfectly come together. Rich hardwood flooring, abundant natural light and a thoughtful floor plan create an inviting atmosphere that feels both contemporary and comfortable from the moment you arrive. Gather with family and friends around the stunning kitchen where a striking wood feature ceiling and matching cabinetry add warmth and character while quartz countertops, stainless steel appliances, a gas stove, timeless subway tile and a peninsula breakfast bar make cooking, dining and entertaining effortless. Nearby dining and living areas flow seamlessly together, creating flexible space for everything from quiet evenings at home to hosting guests. Fresh air and sunny afternoons await on the southwest-facing balcony complete with glass railings and a gas line for barbecuing and relaxing outdoors. Unwind in the spacious primary retreat where dual walk-through closets lead to a beautifully finished 3-piece ensuite, creating a private and functional escape at the end of the day. Privacy is enhanced by the thoughtfully separated second bedroom with corner windows, making it ideal for guests, roommates or a home office. Another stylish 4-piece bathroom adds convenience for everyday living. In-suite laundry keeps daily routines simple while a titled heated underground parking stall and an assigned storage locker add valuable practicality year-round. Secure bike storage and visitor parking further enhance the building's appeal. Location truly is everything, and this home delivers outstanding access to it all. Walk just steps to Shaganappi Point LRT Station for an easy downtown commute while nearby shops, restaurants, schools, parks and recreation facilities make daily errands and weekend

plans equally convenient. Quick connections to 17 Avenue SW, 14 Street SW, 26 Street SW and Crowchild Trail place every corner of the city within easy reach.