

# \$399,900 - 311, 2702 17 Avenue Sw, Calgary

MLS® #A2207218

**\$399,900**

2 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Prepare to be impressed by this stunning 2-bedroom 2-bathroom condo located on 17th Avenue and 26th Street SW! With 878 sqft of living space, this unit is one of the largest in the building, boasting 9 foot ceilings, beautiful engineered hardwood floors, and an incredibly functional layout. As you enter, you will notice the kitchen's modern design with stainless steel appliances, gas stove, huge fridge with filtered water & ice maker, two-toned high gloss cabinetry, quartz countertops, and a large breakfast bar. The open floor plan creates an ideal space to entertain or simply relax in the dining and living area, which is complemented by modern industrial style designer lighting, vintage Edison bulbs, and matte black fixtures/hinges/door handles. Step outside to the private balcony complete with natural gas bbq hookup. It's never been easier to work or study from home with a wall shelving & desk system in the generously sized second bedroom, as well as a custom built-in desk in the hallway. Head down the hall and past the main 4-piece bathroom to the primary bedroom, featuring a large walk-in closet and its own 3-piece ensuite with gorgeous tiled shower stall. Air conditioning, in-suite laundry, and large bright windows complete the space. This unit comes equipped with the best titled parking spot in the heated underground parkade, and an assigned storage locker conveniently located on the 3rd floor! \$1741 is a quiet, well-managed residential complex with a healthy reserve



fund. Whether you are looking to check out local shops and restaurants, take a yoga class, go for a swim or an urban hike, or head downtown to 17th Avenue district, this amazing property is in an unbeatable location. Truly a magnificent find, come see it in person today!

Built in 2016

### **Essential Information**

MLS® #	A2207218
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	878
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	311, 2702 17 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8A5

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Composite Siding, Stucco, Wood Frame

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	8
Zoning	MU-1

## Listing Details

Listing Office	Rentch Real Estate
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