# \$389,000 - 201, 2702 17 Avenue Sw, Calgary

MLS® #A2222475

## \$389,000

2 Bedroom, 2.00 Bathroom, 753 sqft Residential on 0.02 Acres

Shaganappi, Calgary, Alberta

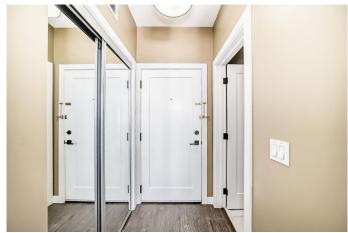
Experience upscale living in this stunning corner unit, ideally situated in the sought-after Shaganappi community. This prime location offers unparalleled convenience, just steps from schools, the LRT, a golf course, restaurants, shopping, a library, and a dog park. Additionally, it is only moments away from the Killarney Aquatic & Recreation Centre.

This contemporary apartment condo features two spacious bedrooms and two modern bathrooms in a thoughtfully designed open-concept layout. Upon entering, you'II be welcomed by elegant hardwood flooring throughout the living and dining areas, leading to a private, modern kitchen equipped with stainless steel appliances, quartz countertops, upgraded lighting, and a rare kitchen window.

The primary bedroom boasts a stylish ensuite, while the second bathroom serves guests and additional occupants comfortably. Enjoy the convenience of in-suite laundry, a generously sized private balcony with breathtaking city views, and ample storage. The unit also includes titled underground parking for added security and convenience.

Situated in a fantastic location, this property offers a perfect blend of luxury and practicality. Call now to schedule your private viewing!







#### **Essential Information**

MLS® # A2222475 Price \$389,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 753
Acres 0.02
Year Built 2016

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 201, 2702 17 Avenue Sw

Subdivision Shaganappi

City Calgary
County Calgary
Province Alberta
Postal Code T3E8A5

### **Amenities**

Amenities Bicycle Storage, Elevator(s), Parking

Parking Spaces 1

Parking Titled, Underground

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Range, Gas Cooktop, Range Hood, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Hot Water

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Storage

Construction Composite Siding, Aluminum Siding

### **Additional Information**

Date Listed May 19th, 2025

14

Days on Market

Zoning MU-1

# **Listing Details**

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.