# \$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

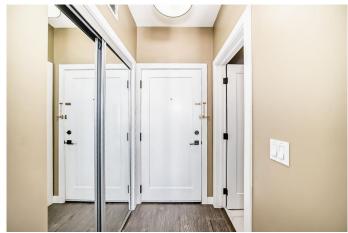
Experience upscale living in this stunning corner unit, ideally situated in the sought-after Shaganappi community. This prime location offers unparalleled convenience, just steps from schools, the LRT, a golf course, restaurants, shopping, a library, and a dog park. Additionally, it is only moments away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

Days on Market 20

Zoning MU-1

# **Listing Details**

Listing Office URBAN-REALTY.ca

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