# \$295,000 - 309, 2702 17 Avenue Sw, Calgary

MLS® #A2205887

## \$295,000

1 Bedroom, 1.00 Bathroom, 493 sqft Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Corner end unit on the 3rd floor in a prime location, on the quiet side of the building. This home has ultra modern interiors with wide plank engineered hardwood flooring, high gloss white cabinetry with soft close drawers and doors, striking black fixtures. Well planned and scaled home with not a square inch of unused space. Gourmet kitchen offers Cesarstone quartz countertops, gas countertop stove, AEG pullout hoodfan, built in wall oven, Double door Stainless steel fridge, and anthracite undermount sink with Kohler touchless Faucet. Private and guiet location with no view obstructions, or neighbours looking into your windows. This building is just 3 blocks to the Shaganappi Point LRT station, and a 5 min drive to DT and 17th ave. An Unbeatable inner city location. Insuite Laundry. One underground Parking Stall. Same floor out of suite storage locker. Secure Bike storage in parkade.

Built in 2016

## **Essential Information**

MLS® # A2205887 Price \$295,000

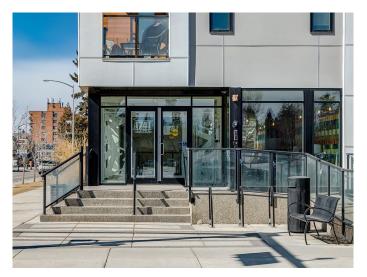
Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 493

Acres 0.00







Year Built 2016

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 309, 2702 17 Avenue Sw

Subdivision Shaganappi

City Calgary
County Calgary
Province Alberta
Postal Code T3C 1K7

#### **Amenities**

Amenities Elevator(s), Snow Removal, Visitor Parking

Parking Spaces 1

Parking Underground

# of Garages 1

#### Interior

Interior Features Closet Organizers, Granite Counters, High Ceilings, Low Flow Plumbing

Fixtures, No Animal Home, No Smoking Home, Open Floorplan

Appliances Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator,

Washer, Window Coverings

Heating Hot Water
Cooling Central Air

# of Stories 4

#### **Exterior**

Exterior Features Storage

Construction Composite Siding, Wood Frame

# **Additional Information**

Date Listed April 10th, 2025

Days on Market 70

Zoning MU-1

## **Listing Details**

Listing Office Bow Realty

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