



GRASSROOTS
REALTY GROUP

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402, 2702 17 Avenue SW
Calgary, Alberta

MLS # A2226098



\$385,000

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	674 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 461
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	MU-1 f4.5h22
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters		

Inclusions:	Built in Shelves in Kitchen
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Welcome to 1741 by Truman; a beautifully designed, top floor condo that perfectly blends modern style with everyday functionality. This air conditioned two bed, two bath unit boasts 12ft ceilings, a bright south facing exposure, and high-end finishes throughout. Step inside to discover an open concept layout with wide plank engineered hardwood floors and a thoughtfully designed living space that separates the bedrooms for added privacy. The stunning kitchen is a chef's dream, featuring a large quartz island, modern cabinetry, stainless steel appliances, including a gas cooktop, convection oven and built-in microwave. The spacious primary bedroom includes a walk-in closet and a luxurious ensuite bathroom with a tiled, glass-enclosed shower. The second bedroom also features a large closet and is located directly across from the second full bath with a tiled tub/shower combo. Additional highlights include a built-in desk nook; ideal for working from home, in suite laundry, a gas BBQ hookup, and a heated titled underground parking stall. You'll also enjoy a separate storage locker conveniently located on the same floor, secure bike storage and visitor parking located underground. All this in an unbeatable location; just two blocks from Shaganappi Point train station, minutes to 17th Ave's shops and restaurants, and within walking distance to Shaganappi Golf Course, Westbrook Mall, Nicholls Family Library, and a variety of parks, rec centers, and off-leash areas. This well-appointed unit truly has it all; modern design, upscale features, and a prime location. Book your private showing today!