



GRASSROOTS
REALTY GROUP

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14, 2906 17 Avenue SW
Calgary, Alberta

MLS # A2226346



\$149,900

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	501 sq.ft.	Age:	1965 (60 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 529
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	MU-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

PRICED TO SELL!!!! LOCATION, LOCATION, LOCATION! Just a 5-minute walk to the LRT which gets you downtown fast! There is a bus stop right out front and if you're driving, you're 10 minute from downtown via Bow Trail. Steps from trendy coffee shops, a quick stroll to Westbrook Mall and the popular Italian Centre. 3-minute drive to Shaganappi Golf Course course 8 minute drive from pubs and shops. This upgraded and meticulously maintained 1-bedroom condo is a dream for young professionals, first-time buyers, or savvy investors looking for a prime rental property. Unit features include an open-concept layout with knockdown ceilings and durable laminate flooring throughout. There is a stylish kitchen with granite countertops, stainless steel appliances, tile backsplash, and an island with stone surface. Cozy living room with an electric fireplace and custom built-in shelving. There is a generous sized bedroom, In-suite laundry, assigned parking stall with plug-in, and an assigned storage locker. The complex is well-managed, has a strong reserve fund, and offers great value in one of Calgary's most connected neighborhoods of Shaganappi. Whether you're looking to live in the heart of it all or secure a smart investment with high rental appeal—this is the one! Don't miss out—book your private showing today!