



**GRASSROOTS**  
REALTY GROUP

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**310, 2702 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2229496**



**\$330,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Shaganappi                         |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 508 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Tile                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 345 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                        | <b>Zoning:</b>    | MU-1   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Granite Counters, Open Floorplan |                   |        |

**Inclusions:** None

Welcome to this beautifully designed 1-bedroom corner unit in a prime inner-city location. Situated on the 3rd floor, this home is flooded with natural light, thanks to the additional windows and a bright open-concept layout. The stylish apartment features 9-foot CEILINGS and a host of PREMIUM UPGRADES, quartz countertops, stainless steel appliances, two-tone soft-close cabinetry with natural wood base and high-gloss white uppers. Wide plank engineered hardwood flooring flows throughout the main living space, and a built-in office nook adds functionality for remote work. Enjoy a spacious bedroom, a well-appointed 4-piece bathroom, in-suite laundry, and thoughtful storage throughout. With LOW CONDO FEES of just \$344.96/MONTH, this property includes a titled heated underground parking stall and an assigned storage locker, making it ideal for active urban living. Located just blocks from the C-Train station with quick access to downtown, Shaganappi Golf Course, and the Calgary Tennis Club, this condo offers the perfect balance of modern style, convenience, and location. Ideal for first-time buyers, professionals, or investors. Book your showing today!