201, 2702 17 Avenue SW
Calgary, Alberta

MLS # A2243214

$379,900

Division:	Shaganappi
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	753 sq.ft.	**Age:**	2016 (9 yrs old)
Beds:	2	**Baths:**	2

Garage:	Titled, Underground
Lot Size:	0.02 Acre
Lot Feat:	-

Heating:	Hot Water	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 513
Basement:	-	**LLD:**	-
Exterior:	Aluminum Siding , Composite Siding	**Zoning:**	MU-1
Foundation:	-	**Utilities:**	-
Features:	See Remarks		

Inclusions:	none

Welcome to Elevated Urban Living in the Heart of Shaganappi! Step into this freshly painted, immaculately maintained corner unit that feels just like brand new. Located in one of Calgary's most sought-after communities, this upscale apartment offers a perfect fusion of modern elegance and urban convenience. With two spacious bedrooms and two pristine bathrooms, this home boasts a brand new floor and a thoughtfully designed open-concept layout that's flooded with natural light. The sleek, contemporary kitchen features stainless steel appliances, quartz countertops, upgraded lighting, and a rare kitchen window—an added touch that brings in even more sunshine. The living and dining areas flow effortlessly across rich, brand new flooring, creating a stylish yet welcoming space perfect for entertaining or unwinding. The spacious primary suite offers a beautifully finished ensuite, while the second bedroom sits beside a full guest bathroom—ideal for visitors or shared living. Enjoy the practicality of in-suite laundry, generous storage, and a private balcony with breathtaking city views. Additional highlights include titled underground parking, a secure building, and an unbeatable location—just steps from the LRT, schools, a golf course, shops, restaurants, a public library, dog park, and the Killarney Aquatic & Recreation Centre. Move-in ready and showing like a brand new home, this is an opportunity you don't want to miss. Call today to schedule your private viewing!