



GRASSROOTS
REALTY GROUP

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404, 2702 17 Avenue SW
Calgary, Alberta

MLS # A2249094



\$374,900

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	671 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 464
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	MU-1 f4.5h22
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Elevator, Kitchen Island, No Animal Home, Vinyl Windows		

Inclusions: none

2 bedroom 2 bathroom Top Floor Home. Souther exposure floods this modern home with natural light all day. But dont worry there is Air Conditioning to keep you cool on those hot summer days. Bedrooms are on opposite sides of the common living spaces. The striking kitchen opens to the living room and has stainless steel built in appliances, a countertop gas stove and sleek hidden hood fan. An amazing location just 5 blocks to the LRT station and a stones throw from vibrant 17th ave. One underground parking stall in the heated parked. Out os suite Storage locker on the same floor as the home. This building also offers secure bike storage, and underground visitor parking stalls. Owner occupied since new. This hame has been gently lived in and immaculately maintained.