



**GRASSROOTS**  
REALTY GROUP

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203, 2734 17 Avenue SW  
Calgary, Alberta

MLS # A2250233



**\$149,000**

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	507 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	MU-1 f4.5h22
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Renovated in 2016, this one bedroom unit on the 2nd floor of Glencoe Terrace is well maintained, well priced and well situated on upper 17th Avenue. Newer white cabinetry, wooden countertops & stainless appliances in the kitchen. Newer grey vinyl flooring throughout. The bathroom has been completely redone with tiled shower, white pedestal sink, newer toilet and tile. Built in computer desk beside kitchen. Shared laundry room (card operated) across the hall from the unit -- there is a hookup for a '2 in 1' laundry machine in the front storage closet inside the unit. Assigned Covered parking stall 'J' is at the back of the building. Steps to Upper 17th Avenue yoga studios, restaurants, pubs and the LRT station. Westbrook Mall close by. Minutes away from Shaganappi Golf Course, an off-leash dog park, the Bow River pathways, Douglas Fir Trail, Edworthy Park, Killarney Aquatic & Recreation Centre.