



GRASSROOTS
REALTY GROUP

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207, 5340 17 Avenue SW
Calgary, Alberta

MLS # A2253061



\$360,000

Division:	Westgate		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,148 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 509
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	MC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Step into this beautifully updated townhouse in the desirable Southwest community of Westgate, where urban convenience meets modern comfort. The heart of this home is a brand-new, stunning kitchen. With new cabinets, elegant granite countertops, and a full suite of stainless steel appliances, it's a chef's dream. The kitchen flows into a charming dining area, separated from the living room by stylish railings, creating a bright and open feel. The living room is an incredible space for relaxing or entertaining, featuring dramatic high ceilings and a centerpiece potbelly-style fireplace that adds a cozy, rustic touch. A convenient half-bath on the main floor completes the living space. Upstairs, you'll find three comfortable bedrooms and a full four-piece bathroom. Beautiful laminate flooring in the bedrooms adds a touch of modern elegance and is both durable and easy to maintain. The basement is currently unfinished, offering a blank canvas for you to design the perfect space to suit your lifestyle—whether that's a home gym, a family room, or a private retreat. Enjoy your own private backyard oasis, perfect for summer barbecues or a quiet evening outdoors, with the added bonus of no rear neighbors. Location is everything, and this home delivers. You're just a short walk from the LRT on 17th Avenue, offering easy access to the entire city. A quick drive puts you at the heart of the surrounding communities shops and restaurants, while easy access to Stoney Trail makes commuting a breeze. This is an exceptional opportunity to own a stylish, move-in-ready home in a prime location.