



GRASSROOTS
REALTY GROUP

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301, 2734 17 Avenue SW
Calgary, Alberta

MLS # A2270487



\$135,000

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	533 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	MU-1 f4.5h22
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Wow. Wow. Wow! This amazing 1 bedroom apartment condo is a superb buy in Shaganappi in a prime SW location close to transit, downtown, the 17th Avenue Strip, Mount Royal University, parks and other fabulous SW amenities. This elevated unit is one of the few in the building with its own balcony. Awash in sun with a fantastic sunny south exposure this superb little unit features an open galley kitchen with white cabinets and stainless steel appliances, upgraded laminate flooring, a spacious separate dining room and large living room plus a good sized bedroom and spacious closet and is complimented by a full 4 pc bath. This delightful unit also boasts its own designated off-street parking stall, common laundry on the 2nd floor and is clean, clean clean. At this amazing price even at 5% down carrying costs could easily be in the order of \$1200/month for mortgage, taxes and condo fees, depending on your interest rate and mortgage term. Heat and water and sewer are included in the condo fee. Vacant and ready for a quick possession, don't miss viewing this incredible property today.