



GRASSROOTS
REALTY GROUP

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802, 5340 17 Avenue SW
Calgary, Alberta

MLS # A2272434



\$379,800

Division:	Westgate		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,160 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 538
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Stone Counters		

Inclusions: None

Just move into this beautifully renovated 1,162 sq. ft., 3-bedroom, 1.5-bath townhome with a full basement—perfectly located in a premier SW community close to the LRT, public transit, schools, shopping, and amenities. Step inside and enjoy all-new vinyl flooring, fresh paint, new windows, a brand-new kitchen with stone countertops and abundant cabinetry, new stainless-steel appliances, new front-load washer and dryer, a newer hot water tank, and a new furnace. Both bathrooms have been fully updated with modern finishes. The open main floor offers a spacious living room with a stylish, functional electric fireplace, a generous dining area, and the sparkling white kitchen with stone counters and an inset double sink. A newly refreshed 2-piece bathroom completes the main level. Upstairs you’ll find three generous bedrooms and a beautifully renovated 4-piece bath. The primary bedroom provides excellent closet space, with two additional well-sized bedrooms perfect for family, guests, or office use. The lower level is wide open, offering endless development opportunities while housing the new mechanicals and laundry area. Outside, enjoy your own private fenced yard backing onto a quiet park area, offering extra privacy and a wonderful outdoor extension of your living space. Move-in ready, fully renovated, and in a fantastic SW location—this home truly has it all.