



GRASSROOTS
REALTY GROUP

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201, 2702 17 Avenue SW
Calgary, Alberta

MLS # A2278824



\$365,000

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	753 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating:	Hot Water
Floors:	Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Aluminum Siding , Composite Siding
Foundation:	-
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 513
LLD:	-
Zoning:	MU-1
Utilities:	-

Inclusions: none

Bright Corner Unit Near Downtown Freshly painted and move-in ready, this modern corner unit in Shaganappi offers 2 bedrooms and 2 bathrooms just minutes from downtown Calgary. The open layout features brand new flooring, large windows, and a sleek kitchen with stainless steel appliances, quartz countertops, upgraded lighting, and a rare kitchen window. The primary bedroom includes a private ensuite, with a second bedroom and full bath nearby. Additional features include in-suite laundry, private balcony with city views, and titled underground parking. Steps from the LRT, shops, restaurants, schools, and recreation facilities.