



**2, 2906 17 Avenue SW  
Calgary, Alberta**

**MLS # A2279562**



**\$159,900**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	484 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 386
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	MU-1 f4.5h22
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained TOP FLOOR condo offering comfort, convenience, and an unbeatable inner city lifestyle. This bright and functional one bedroom home is PERFECT for first time buyers, students, or investors seeking a move in ready property in a prime SW location. The open layout features a welcoming living area filled with natural light and access to the private balcony, ideal for enjoying your morning coffee or unwinding at the end of the day. The kitchen is well appointed with STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, and QUALITY CABINETRY, providing both style and functionality. The spacious bedroom features NEWER CARPET and generous closet space, while the unit is completed by a full bathroom and the convenience of IN UNIT LAUNDRY. Additional highlights include stall parking with a plug-in and a well maintained building. The location is truly hard to beat, situated directly across the street from 7 Eleven, Calgary Co op, Pizza 73, Second Cup Coffee, and a bus stop. 4 min drive to Walmart, Safeway and the Westbrook shopping centre. A 7 minute walk to both the Westbrook LRT and Shaganappi Pointe LRT stations, and only a 10 minute drive to Mount Royal University, University of Calgary, Downtown, Alberta Children's Hospital, and Foothills Medical Centre. Shaganappi Golf Course and nearby parks further enhance the lifestyle appeal. This is an excellent opportunity to own a low maintenance, well kept home in a highly accessible and established community with outstanding amenities at your doorstep.