



GRASSROOTS
REALTY GROUP

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213, 5340 17 Avenue SW
Calgary, Alberta

MLS # A2281400

\$309,800



Division:	Westgate		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,160 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Side By Side, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 534

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s)

Inclusions: None

Opportunity knocks—priced with renovation in mind! This 1,159 sq. ft. two-storey, 3-bedroom, 1.5-bath townhome with a full basement is ideally located in a premier SW community close to the LRT, public transit, schools, shopping, and amenities. The unit is ready for updating; major improvements completed include new windows installed in 2025 and a newer furnace. The open main floor offers a spacious dining area, living room, kitchen, and a convenient 1/2 bath. Upstairs, you'll find three generous bedrooms and a 4-piece bath. The lower level is wide open, providing excellent potential for future development. Outside, enjoy your private fenced yard. The sellers have priced this property to reflect the renovation opportunities it presents.