



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 $\frac{1}{2}$ 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.