



306, 5340 17 Avenue SW  
Calgary, Alberta

MLS # A2293361



**\$289,800**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 534

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** None

Excellent opportunity for buyers looking to renovate and add value. This 1,159 sq. ft. two-storey, 3-bedroom, 1.5-bath townhome with a full basement is well located in a quiet complex in a sought-after SW community, close to the LRT, public transit, schools, shopping, and everyday amenities, with a quick commute downtown. The unit is ready for updating; key improvements already completed include new windows and a new furnace installed in 2025. The open main floor features a spacious dining area, living room, kitchen, and a convenient 1/2 bath. Upstairs offers three well-sized bedrooms and a 4-piece bathroom. The lower level is wide open and provides excellent potential for future development. Step outside to your own private fenced yard—perfect for relaxing, gardening, or simply enjoying some outdoor space. The property has been priced to reflect the excellent renovation potential it offers.