



**8, 2906 17 Avenue SW  
Calgary, Alberta**

**MLS # A2294132**



**\$169,900**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	488 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** -

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 411

**LLD:** -

**Zoning:** MU-1 f4.5h22

**Utilities:** -

**Inclusions:** N/A

Get in the market and become a home owner with this great 1 bedroom, 1 bathroom condo apartment in Shaganappi in the southwest just minutes from downtown! In a quiet building, this property won't last long. It's location is close to amenities, shopping, parks and transportation. Second Cup is just across the road and Newcastle Pub is a stone's throw away. This home features a large kitchen with espresso coloured cabinets, stainless steel appliances, granite counter tops and a breakfast bar for 2. The kitchen flows easily to the dining and living area with light streaming in through the sliding patio doors leading to the balcony. There is a queen sized bedroom with sliding doors on the closet and loads of room for a dresser and additional furniture. The bathroom has a granite counter top, lovely tiled bathtub/shower and tiled floor. There is insuite laundry and additional storage space in the home as well as a separate storage locker. Come take a look, you won't be disappointed!