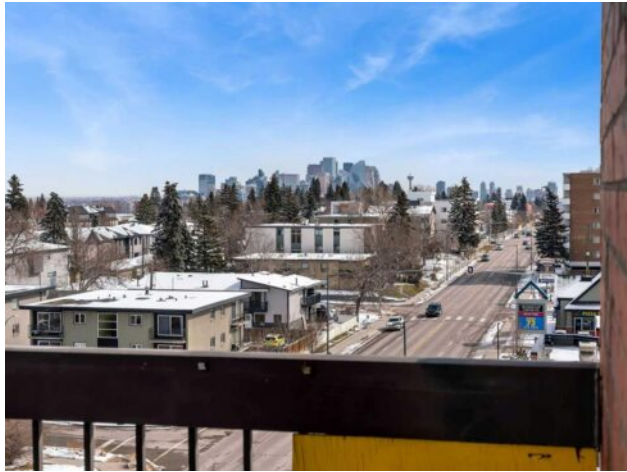




**602, 2909 17 Avenue SW  
Calgary, Alberta**

**MLS # A2297852**



**\$199,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	875 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 663
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	MU-1 f4.5h23
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Unit 602 at 2909 17 Avenue SW &mdash; an exceptional opportunity to own a beautifully updated 2-bedroom condo in one of Calgary's most vibrant inner-city locations. This bright end unit offers incredible downtown views from multiple windows, the kitchen, and your private balcony. Featuring an open-concept layout, the space is finished with durable hard-surface flooring throughout, including maple hardwood, LVP, and slate tile, creating a clean and modern feel. The kitchen is designed for both function and entertaining, showcasing white cabinetry, ample storage, an island, and thoughtful custom features such as a wine rack and spice rack. It is equipped with a newer slide-in range, microwave, hood fan, and dishwasher. Both bedrooms are generously sized, with the primary bedroom offering a spacious walk-in closet. Additional highlights include in-suite laundry with newer washer and dryer, in-suite storage, and a titled underground heated parking stall for year-round convenience. Located along trendy 17th Avenue SW, this home puts you steps from some of Calgary's best restaurants, shops, and amenities. With easy access to the downtown core, LRT, transit, parks, and recreational facilities, this is urban living at its best.