



**408, 2702 17 Avenue SW
Calgary, Alberta**

MLS # A2303956



\$389,000

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	805 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 555
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	MU-1 f4.5h22
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to this top-floor unit in Shaganappi, built by Truman Homes. This well designed 2 bedroom, 2 bathroom condo offers a clean, modern layout in a highly convenient inner-city location. The unit is currently tenant occupied, making it a solid option for investors seeking immediate rental income, while still being a great fit for future end-users. Inside, you’ll find 10-foot ceilings and engineered hardwood flooring throughout the main living space. The kitchen features quartz countertops, two-tone cabinetry, and stainless steel appliances, including a built-in oven and gas cooktop, complemented by a subway tile backsplash. The living area is bright with large windows and opens onto a north-facing balcony with a gas line. The primary bedroom includes a walk-in closet and a 3-piece ensuite with a glass shower. The second bedroom and full bathroom are well separated, offering flexibility for guests, roommates, or a home office. A built-in desk area adds practical day-to-day functionality. Additional features include in-suite laundry, wall-mounted A/C, titled underground parking, and an assigned storage locker. You’re just a short walk to the LRT, Westbrook Mall, and Killarney Aquatic Centre, with quick access to downtown and 17th Avenue - making this a highly accessible and convenient location. A great opportunity for both investors and buyers looking for a low maintenance inner-city property. Book your showing today!