



115, 2702 17 Avenue SW
Calgary, Alberta

MLS # A2137366



\$394,900

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	743 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 511
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	MU-1 f4.5h22
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE Sunday 12 - 2pm. Welcome to this stunning former luxury show suite. 1741 is the ultimate example of inner-city living. Located on the corner of 17th Avenue and 26th Street SW, the building is a short walk to LRT, shops, pubs, parks, tennis, golf, swimming pool, hot yoga, or a stroll into downtown 17th Avenue. In addition, 1741 is within walking distance to 5 grocery options and 10 minutes away from the UofC, Hospital, SAIT, Mount Royal University, Downtown Core and Chinook Mall making it's location second to none.