



**310, 2702 17 Avenue SW  
Calgary, Alberta**

**MLS # A2152887**



**\$364,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Shaganappi                         |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                  |
| <b>Size:</b>     | 508 sq.ft.                         | <b>Age:</b>   | 2016 (8 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                     |                   |              |
|--------------------|-------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Baseboard                           | <b>Water:</b>     | -            |
| <b>Floors:</b>     | Tile, Vinyl Plank                   | <b>Sewer:</b>     | -            |
| <b>Roof:</b>       | Flat                                | <b>Condo Fee:</b> | \$ 345       |
| <b>Basement:</b>   | -                                   | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Cedar, Composite Siding, Wood Frame | <b>Zoning:</b>    | MU-1 f4.5h22 |
| <b>Foundation:</b> | -                                   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | No Smoking Home                     |                   |              |

**Inclusions:** N/A

Just listed!!! Built by the prestigious winning Truman Homes this contemporary unit is located just a few minutes from downtown, 2 blocks from the Shaganappi C-train station and has all of the amenities of downtown living but situated in a quieter setting. This upgraded suite has 10 ft ceilings with its sleek open layout and is perfect for modern living with upgrades in every fashion. The open layout is perfect for living and entertaining, with a bright kitchen with gas cooktop, wall oven, quartz countertops, and a double door stainless steel fridge. There is a 4 piece bathroom, spacious living room, and convenient computer/office space and large bedroom. Additional features such as in-suite laundry, underground titled heated parking, and assigned storage on the same floor enhance the convenience and sophistication of this residence. Situated near downtown Calgary, this unit provides you with easy access to public transit, shopping, and excellent restaurants. Whether you're a professional seeking urban elegance or an investor seeking an income generating property, this condo offers a perfect blend of modern design, functionality, and a central location. This home has ultra modern interiors with wide plank flooring, high gloss white cabinetry with soft close drawers and doors. This building is just a 5 min drive from downtown, 2 minutes from Shaganappi golf course and 5 minutes from the Calgary Tennis Club. Enjoy commuting by bike with secure designated bike storage in the parkade and walk to some of the finest restaurants in Calgary such as the Himalayan, Chili Club, Cassis Bistro, Village Flatbread Co, Sushi in, Kreta Souvlaki and so much more. Call today to view!!