



**406, 2702 17 Avenue SW
Calgary, Alberta**

MLS # A2159702



\$400,000

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	676 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 464
Basement:	-	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	MU-1 f4.5h22
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Elevator, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Vinyl Windows		
Inclusions:	n/a		

Discover the epitome of urban living in this top-floor, corner unit at 406, 2702 17 Ave SW. This exquisitely designed 2-bedroom, 2-bathroom condo offers a perfect blend of style, comfort, and convenience, making it ideal for those seeking a vibrant lifestyle in one of Calgary's most sought-after locations. Step inside to find a beautifully upgraded space featuring stunning flooring throughout, soaring 10' ceilings, and the comfort of air conditioning. The modern kitchen is a chef's dream, boasting gleaming stainless steel appliances, including a gas cooktop, built-in microwave, refrigerator, and dishwasher. Quartz countertops, unique lighting, and thoughtfully designed two-tone cabinetry make this kitchen both functional and stylish—perfect for preparing meals and entertaining guests. The primary bedroom is a private retreat, complete with a large walk-in closet and a sleek 3-piece ensuite bathroom. The second bedroom, generously sized and located on the opposite end of the unit, offers added privacy and is served by a 4-piece bathroom. Additional features include in-suite laundry with a stacked washer and dryer, a separately titled UNDERGROUND parking stall, an assigned storage locker, and additional bicycle storage. This condo has been freshly painted and is move-in ready! Ideally situated close to an array of amenities including trendy restaurants, shops, parks, Shaganappi Golf Course, Library, the Killarney pool and easy access to public transit (LRT), this condo offers everything you need for luxurious and convenient living in the heart of Calgary.