



**302, 2702 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2174812**



**\$379,900**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	672 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 460
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	MU-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** Parkade Remote Control, Curtain Rods

Welcome to the trendy and sophisticated Condo 1741 located in the heart of sought-after Shaganappi with a very short & convenient proximity to Downtown. This 2 bed & 2 bath apartment, impeccably designed by Truman Homes, offers a beautifully balanced marriage of modern elegance and practicality. Illuminated in natural light, this unit features 9 ft ceilings, a stunning contemporary kitchen with 2-tone cabinets and high-end finishes, open shelving, white subway tile backsplash, sleek quartz countertops, designer stainless steel appliances including efficient countertop gas stove and built in oven, stylish lighting, built-in desk area and eating bar spacious enough to accommodate 4 guests. The bedrooms are separated by the main living space with access to the south facing balcony including a gas line for a BBQ. The master bedroom comes with a luxurious ensuite showcasing a large walk-in shower with marbled tile accents along with a walk-in closet complete with organizers. The generous 2nd bedroom offers ample closet space and the convenience of the nearby 4pc bath. Not to forget the in-suite laundry, that completes this unit. The unit comes with a storage locker located on the same floor, as well as bike storage, and a tiled, heated, underground parking stall. The building is located 3 blocks from the LRT station. There are schools, parks, off-leash dog parks, recreation centre, golf course, numerous sports courts and playgrounds all within walking distance. Embrace the lock-and-leave lifestyle and explore the dynamic neighborhood, from vibrant cafes, restaurants & pubs to boutique shopping. Don't miss this opportunity to experience urban luxury &ndash; book your showing today!