



302, 2702 17 Avenue SW
Calgary, Alberta

MLS # A2174812



\$379,900

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

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	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 – book your showing today!