



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

MLS # A2178858



\$345,000

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	504 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 345
Basement:	-	LLD:	-
Exterior:	Cedar, Composite Siding, Wood Frame	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this stunning 3rd-floor corner unit, where modern living meets an abundance of natural light through extra windows. The stylish kitchen features quartz countertops, stainless steel appliances, and two-tone cabinetry with a natural wood finish and high-gloss white uppers, all equipped with soft-close mechanisms. The open, bright layout boasts wide plank flooring and an inviting office nook, perfect for remote work. You'll also find a well-appointed 4-piece bathroom and convenient in-suite laundry. The spacious bedroom offers a serene retreat, while the titled heated underground parking and assigned storage unit add to the unit's practicality. Additional bicycle storage is available, catering to active lifestyles. Located just blocks from the C-train station, this property provides easy access to downtown Calgary's vibrant amenities while being nestled in a quieter setting. Enjoy a quick drive to the heart of downtown, Shaganappi Golf Course, and to the Calgary Tennis Club. Whether you're a professional seeking urban elegance or an investor looking for a lucrative income-generating property, this condo is the ideal blend of modern design, functionality, and a prime central location.