



308, 2702 17 Avenue SW
Calgary, Alberta

MLS # A2181702



\$439,000

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	808 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Composite Siding	Zoning:	MU-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Luxury condo apartment nestled in the heart of Shaganappi located near a host of amenities, restaurants, Golf Course, vibrant parks, off-leash dog parks, shopping, LRT, library and the Killarney Aquatic and Recreation Center. When entering the apartment, you are greeted with a modern designed kitchen with counter-top gas stove, stainless steel appliances, quartz countertops with eating bar, and unique lighting with a sleek open floor plan sets the stage for contemporary living and entertaining. This magnificent two-bedroom and two-bathroom unit is designed for modern families, offering ample space and comfort. The primary bedroom features an ensuite bathroom and a spacious walk-in closet. The second bedroom is generously sized, offering flexibility for guests, a home office, or a cozy retreat. The in-suite laundry, two underground titled parking, and one assigned storage room complete the unit. Don't miss your chance to make this dream apartment yours, schedule your private showing today!