



**416, 2702 17 Avenue SW
Calgary, Alberta**

MLS # A2194921



\$400,000

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	730 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 502
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: BBQ, Kitchen Island with 8 Stools, Nest Thermostat

Situated on the TOP FLOOR, this corner unit enjoys abundant sunlight, treating you to breathtaking park and skyline views every day! Step into this welcoming open-concept home offering 2 bedrooms, 2 full bathrooms, and a balcony. The kitchen features contemporary cabinetry with under cabinet lighting, stainless steel appliances, quartz countertops, and a large island with additional storage and seating for eight. Upgrades can be seen throughout including engineered hardwood floors, 10 foot ceilings, smart locking entry door, and nest thermostat. The primary bedroom with built-in night stands accommodates a king sized bed, the sleek ensuite has floor to ceiling tiles and a large shower. You'll appreciate the convenience of a titled parking stall directly next to the elevator, bike storage room, and assigned storage just down the hall from the unit. Immaculately maintained by its original owners, this unit is move-in ready; the reasonable condo fees include water, sewer, heat, gas, insurance, professional management, snow removal, common area maintenance, and reserve fund contributions. Ideally located close to a host of amenities including restaurants, shops, parks, LRT, Shaganappi Golf Course, grocery stores, Killarney pool, and local schools. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish condo!