

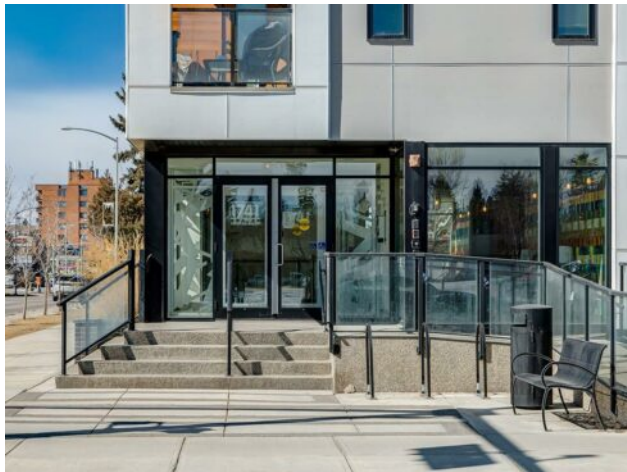


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

309, 2702 17 Avenue SW  
Calgary, Alberta

MLS # A2205887



**\$295,000**

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	493 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 339
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Corner end unit on the 3rd floor in a prime location, on the quiet side of the building. This home has ultra modern interiors with wide plank engineered hardwood flooring, high gloss white cabinetry with soft close drawers and doors, striking black fixtures. Well planned and scaled home with not a square inch of unused space. Gourmet kitchen offers Cesarstone quartz countertops, gas countertop stove, AEG pullout hoodfan, built in wall oven, Double door Stainless steel fridge, and anthracite undermount sink with Kohler touchless Faucet. Private and quiet location with no view obstructions, or neighbours looking into your windows. This building is just 3 blocks to the Shaganappi Point LRT station, and a 5 min drive to DT and 17th ave. An Unbeatable inner city location. Insuite Laundry. One underground Parking Stall. Same floor out of suite storage locker. Secure Bike storage in parkade.