

# \$295,000 - 309, 2702 17 Avenue Sw, Calgary

MLS® #A2205887

**\$295,000**

1 Bedroom, 1.00 Bathroom, 493 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

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.

Built in 2016

## Essential Information

MLS® #	A2205887
Price	\$295,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	493
Acres	0.00



Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	309, 2702 17 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1K7

### Amenities

Amenities	Elevator(s), Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Underground
# of Garages	1

### Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Hot Water
Cooling	Central Air
# of Stories	4

### Exterior

Exterior Features	Storage
Construction	Composite Siding, Wood Frame

### Additional Information

Date Listed	April 10th, 2025
Days on Market	68
Zoning	MU-1

### Listing Details

Listing Office	Bow Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.