

# \$419,000 - 411, 2702 17 Avenue Sw, Calgary

MLS® #A2218547

**\$419,000**

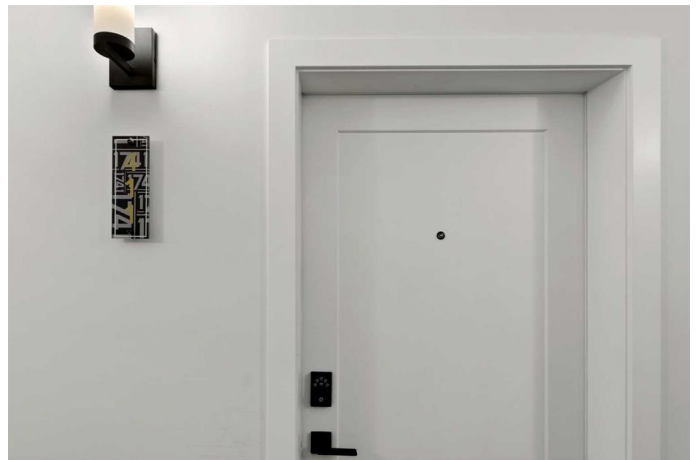
2 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Welcome to 1741 by Truman! This stunning 2 bed/2 bath 887sqft TOP floor unit with titled underground parking stall has a contemporary aesthetic and features 10' high ceilings, air conditioning, Kohler plumbing fixtures, wide plank engineered hardwood flooring, designer lighting, quartz countertops, breakfast bar and a stainless steel appliance package including gas cooktop, built-in oven and fridge with water/ice maker. The main living space is filled with natural light and a perfect place to relax or entertain. There is plenty of privacy with the two generous bedrooms. The primary bedroom is down the hallway and has a walk-in closet and luxurious 3 piece ensuite with a large glass enclosed shower. The 2nd bedroom is located off the living room and is filled with natural light. Additionally you will conveniently find a second four piece bath, a built-in desk / work space, and a Whirlpool stacked washer/dryer in your unit. For additional storage, there is an assigned storage locker just down the hall from your entry door. Visitor parking and a bike storage area are also in the heated parkade. If you have a furry family member, it is a quick one block walk to the Killarney Off Leash Dog Park where Fido can meet his friends and play! This exquisite condo with its excellent location on 17th Avenue, featuring amenities, parks and restaurants nearby, makes this one the perfect place to call home!

Built in 2016



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2218547          |
| Price          | \$419,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 887               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 411, 2702 17 Avenue Sw |
| Subdivision | Shaganappi             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 8A5                |

## Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                       |
| Parking        | Parkade, Secured, Titled, Underground                                   |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | Baseboard                                                                                                        |
| Cooling           | Central Air                                                                                                      |
| # of Stories      | 4                                                                                                                |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Wood Frame            |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 47            |
| Zoning         | MU-1          |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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.