

# \$365,000 - 113, 2702 17 Avenue Sw, Calgary

MLS® #A2220922

**\$365,000**

2 Bedroom, 2.00 Bathroom, 745 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY, JULY**

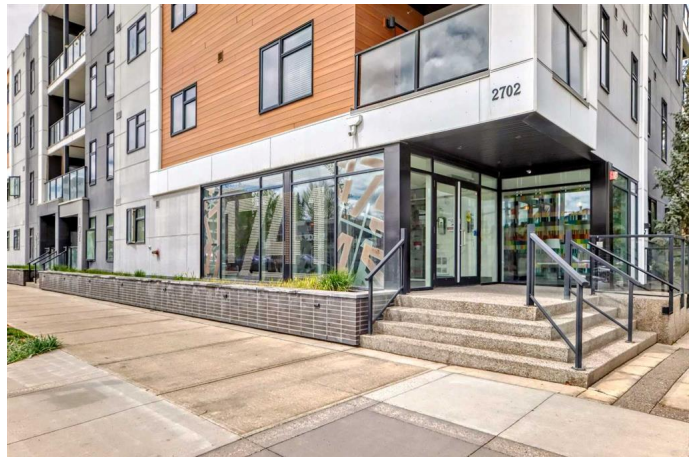
**2PM-4PM\*\* Stylish Ground-Level 2 Bed / 2**

**Bath Apartment by Truman Homes!**

Welcome to this beautifully finished 745 sq. ft. ground-level unit in the heart of Shaganappi, offering unmatched accessibility and modern living. This apartment boasts a smart layout and fresh paint throughout, making it move-in ready.

Step inside to discover elegant, stylish finishes. The kitchen is well-appointed is a seamless blend of modern sleek white cabinetry and classic wood aesthetic of the coffered ceiling. It features built-in oven and microwave, convenient dishwasher, refrigerator with an ice-maker & waterline, and a rare gas cooktop, â€”perfect for cooking enthusiasts. A bright, open-concept living space ideal for entertaining or relaxing. The two well-appointed bedrooms are on opposite sides of the layout, offering great separation for privacy, each with their own full bathrooms and spacious walk-in closets.

Enjoy the convenience of ground-floor living with easy access for pets, strollers, or grocery hauls. Keep your vehicle and bulky belongings safe in the secured underground parkade with your own titled parking stall and storage locker. Location is everything, and this unit delivers: walking distance to Shaganappi Pointe LRT station and just minutes from 17th



Ave SW, 26th Street, 14th Street, and Crowchild Trail, making your commute or weekend outings a breeze.

Whether youâ€™re a first-time buyer, downsizer, or investor, this is an incredible opportunity to own in a highly sought-after inner-city neighbourhood. Check out the 3D tour or call your agent to book a showing to see for yourself

Built in 2017

### Essential Information

MLS® #	A2220922
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	745
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	113, 2702 17 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1K7

### Amenities

Amenities	Elevator(s), Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Parkade, Titled, Underground, Electric Gate

## Interior

Interior Features	Built-in Features, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Roof	Asphalt, Fiberglass, Membrane
Construction	Cement Fiber Board, Metal Siding, Wood Frame, Aluminum Siding
Foundation	Poured Concrete, Slab

## Additional Information

Date Listed	May 20th, 2025
Days on Market	79
Zoning	MU-1

## Listing Details

Listing Office	CIR Realty
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