

# \$389,000 - 201, 2702 17 Avenue Sw, Calgary

MLS® #A2222475

**\$389,000**

2 Bedroom, 2.00 Bathroom, 753 sqft

Residential on 0.02 Acres

Shaganappi, Calgary, Alberta

Experience upscale living in this stunning corner unit, ideally situated in the sought-after Shaganappi community. This prime location offers unparalleled convenience, just steps from schools, the LRT, a golf course, restaurants, shopping, a library, and a dog park. Additionally, it is only moments away from the Killarney Aquatic & Recreation Centre.

This contemporary apartment condo features two spacious bedrooms and two modern bathrooms in a thoughtfully designed open-concept layout. Upon entering, you'll be welcomed by elegant hardwood flooring throughout the living and dining areas, leading to a private, modern kitchen equipped with stainless steel appliances, quartz countertops, upgraded lighting, and a rare kitchen window.

The primary bedroom boasts a stylish ensuite, while the second bathroom serves guests and additional occupants comfortably. Enjoy the convenience of in-suite laundry, a generously sized private balcony with breathtaking city views, and ample storage. The unit also includes titled underground parking for added security and convenience.

Situated in a fantastic location, this property offers a perfect blend of luxury and practicality. Call now to schedule your private viewing!

Built in 2016



## Essential Information

MLS® #	A2222475
Price	\$389,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	753
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	201, 2702 17 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E8A5

## Amenities

Amenities	Bicycle Storage, Elevator(s), Parking
Parking Spaces	1
Parking	Titled, Underground

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Hot Water
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Storage
Construction	Aluminum Siding, Composite Siding

## Additional Information

Date Listed	May 19th, 2025
Days on Market	34
Zoning	MU-1

## **Listing Details**

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.