

# \$330,000 - 310, 2702 17 Avenue Sw, Calgary

MLS® #A2229496

**\$330,000**

1 Bedroom, 1.00 Bathroom, 508 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

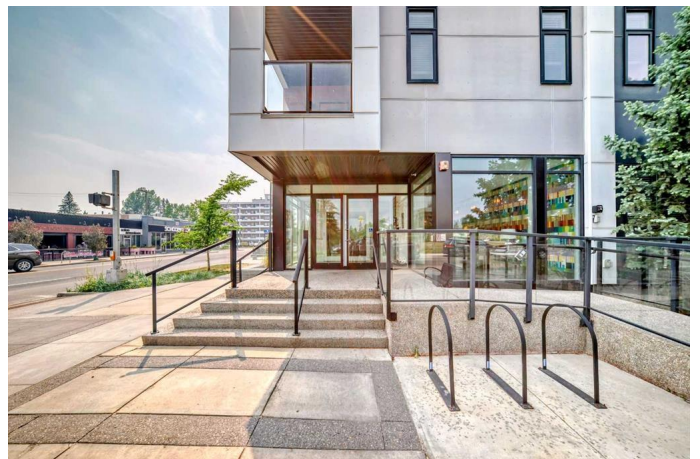
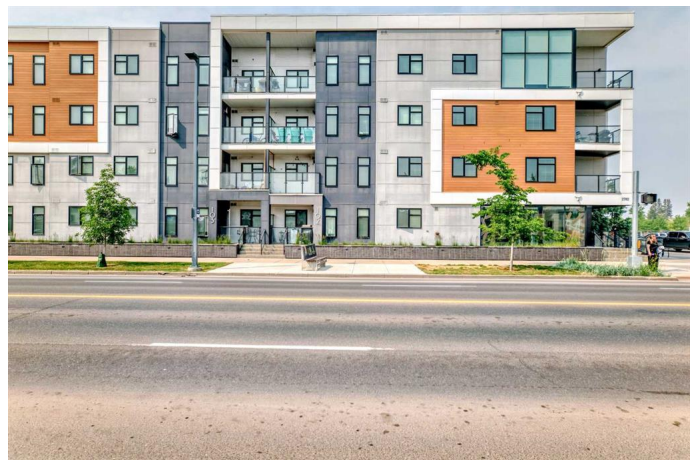
Welcome to this beautifully designed 1-bedroom corner unit in a prime inner-city location. Situated on the 3rd floor, this home is flooded with natural light, thanks to the additional windows and a bright open-concept layout.

The stylish apartment features 9-foot CEILINGS and a host of PREMIUM UPGRADES, quartz countertops, stainless steel appliances, two-tone soft-close cabinetry with natural wood base and high-gloss white uppers. Wide plank engineered hardwood flooring flows throughout the main living space, and a built-in office nook adds functionality for remote work.

Enjoy a spacious bedroom, a well-appointed 4-piece bathroom, in-suite laundry, and thoughtful storage throughout. With LOW CONDO FEES of just \$344.96/MONTH, this property includes a titled heated underground parking stall and an assigned storage locker, making it ideal for active urban living.

Located just blocks from the C-Train station with quick access to downtown, Shaganappi Golf Course, and the Calgary Tennis Club, this condo offers the perfect balance of modern style, convenience, and location.

Ideal for first-time buyers, professionals, or investors. Book your showing today!



Built in 2016

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2229496          |
| Price          | \$330,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 508               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 310, 2702 17 Avenue Sw |
| Subdivision | Shaganappi             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 0A7                |

## Amenities

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

## Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Open Floorplan                                     |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                               |
| Cooling           | Central Air                                                                             |
| # of Stories      | 4                                                                                       |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

Construction            Composite Siding, Wood Frame

**Additional Information**

Date Listed            June 12th, 2025  
Days on Market        4  
Zoning                  MU-1

**Listing Details**

Listing Office           One Percent Realty

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