

# \$399,900 - 311, 2702 17 Avenue Sw, Calgary

MLS® #A2207218

**\$399,900**

2 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Prepare to be impressed by this stunning 2-bedroom 2-bathroom condo located on 17th Avenue and 26th Street SW! With 878 sqft of living space, this unit is one of the largest in the building, boasting 9 foot ceilings, beautiful engineered hardwood floors, and an incredibly functional layout. As you enter, you will notice the kitchen's modern design with stainless steel appliances, gas stove, huge fridge with filtered water & ice maker, two-toned high gloss cabinetry, quartz countertops, and a large breakfast bar. The open floor plan creates an ideal space to entertain or simply relax in the dining and living area, which is complemented by modern industrial style designer lighting, vintage Edison bulbs, and matte black fixtures/hinges/door handles. Step outside to the private balcony complete with natural gas bbq hookup. It's never been easier to work or study from home with a wall shelving & desk system in the generously sized second bedroom, as well as a custom built-in desk in the hallway. Head down the hall and past the main 4-piece bathroom to the primary bedroom, featuring a large walk-in closet and its own 3-piece ensuite with gorgeous tiled shower stall. Air conditioning, in-suite laundry, and large bright windows complete the space. This unit comes equipped with the best titled parking spot in the heated underground parkade, and an assigned storage locker conveniently located on the 3rd floor! • is a quiet, well-managed residential complex with a healthy reserve



fund. Whether you are looking to check out local shops and restaurants, take a yoga class, go for a swim or an urban hike, or head downtown to 17th Avenue district, this amazing property is in an unbeatable location. Truly a magnificent find, come see it in person today!

Built in 2016

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2207218          |
| Price          | \$399,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 878               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 311, 2702 17 Avenue Sw |
| Subdivision | Shaganappi             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 8A5                |

### **Amenities**

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

### **Interior**

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings                                       |
| Heating           | Baseboard                                                                                                                                             |
| Cooling           | Wall Unit(s)                                                                                                                                          |
| # of Stories      | 4                                                                                                                                                     |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 1               |
| Zoning         | MU-1            |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Rentch Real Estate |
|----------------|--------------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.