

**2702 17 Avenue #308, Calgary T3E0A7**

MLS®#: **A2181702**      Area: **Shaganappi**      Listing Date: **12/13/24**      List Price: **\$439,000**  
 Status: **Active**      County: **Calgary**      Change: **+\$10k, 13-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2016**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

DOM

**40**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Finished Floor Area  
 Abv Sqft: **807**  
 Low Sqft:  
 Ttl Sqft: **807**

Parking  
 Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Flat**  
 Heating: **Hot Water, Natural Gas**  
 Sewer:  
 Ext Feat: **Storage**  
 Construction: **Aluminum Siding , Composite Siding**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Electric Range, Gas Cooktop, Microwave, Refrigerator, Washer**  
 Int Feat:  
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 9`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 10`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`7" x 14`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`1" x 13`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 7`9"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 8`0"</b>

Legal/Tax/Financial

Condo Fee: **\$560**      Title: **Fee Simple**      Zoning: **MU-1**

Fee Freq:  
**Monthly**

Legal Desc: **1610654**

Remarks

Pub Rmks: **Luxury condo apartment nestled in the heart of Shaganappi located near a host of amenities, restaurants, Golf Course, vibrant parks, off-leash dog parks, shopping, LRT, library and the Killarney Aquatic and Recreation Center. When entering the apartment, you are greeted with a modern designed kitchen with counter-top gas stove, stainless steel appliances, quartz countertops with eating bar, and unique lighting with a sleek open floor plan sets the stage for contemporary living and entertaining. This magnificent two-bedroom and two-bathroom unit is designed for modern families, offering ample space and comfort. The primary bedroom features an ensuite bathroom and a spacious walk-in closet. The second bedroom is generously sized, offering flexibility for guests, a home office, or a cozy retreat. The in-suite laundry, two underground titled parking, and one assigned storage room complete the unit. Don't miss your chance to make this dream apartment yours, schedule your private showing today!**

Inclusions: **N/A**  
Property Listed By: **Diamond Realty & Associates LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





