

2702 17 Avenue #201, Calgary T3E8A5

MLS® #: **A2194670** Area: **Shaganappi** Listing Date: **02/20/25** List Price: **\$399,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 19-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **752 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **752**
 Low Sqft:
 Ttl Sqft: **752**

DOM

44
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Storage**
 Construction: **Aluminum Siding ,Composite Siding**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Gas Cooktop,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Second	4`11" x 7`10"	3pc Ensuite bath	Second	4`11" x 7`11"
Bedroom - Primary	Second	10`2" x 9`3"	Bedroom	Second	10`0" x 10`10"
Kitchen	Second	10`2" x 7`6"	Dining Room	Second	13`9" x 8`5"
Living Room	Second	13`9" x 10`0"	Balcony	Second	10`6" x 7`4"
Entrance	Second	3`10" x 5`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$513

Fee Simple
Fee Freq:
Monthly

MU-1

Legal Desc: **1610654;74**

Remarks

Pub Rmks: **New Price!! 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!**

Inclusions: **none**
Property Listed By: **URBAN-REALTY.ca**

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











