

408, 2702 17 Avenue SW  
Calgary, Alberta

MLS # A2303956



## \$389,000

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	805 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Water:** -

**Floors:** Hardwood, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 555

**Basement:** -

**LLD:** -

**Exterior:** Composite Siding, Wood Frame

**Zoning:** MU-1 f4.5h22

**Foundation:** -

**Utilities:** -

**Features:** Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Inclusions:** None

Welcome to this top-floor unit in Shaganappi, built by Truman Homes. This well designed 2 bedroom, 2 bathroom condo offers a clean, modern layout in a highly convenient inner-city location. The unit is currently tenant occupied, making it a solid option for investors seeking immediate rental income, while still being a great fit for future end-users. Inside, you'll find 10-foot ceilings and engineered hardwood flooring throughout the main living space. The kitchen features quartz countertops, two-tone cabinetry, and stainless steel appliances, including a built-in oven and gas cooktop, complemented by a subway tile backsplash. The living area is bright with large windows and opens onto a north-facing balcony with a gas line. The primary bedroom includes a walk-in closet and a 3-piece ensuite with a glass shower. The second bedroom and full bathroom are well separated, offering flexibility for guests, roommates, or a home office. A built-in desk area adds practical day-to-day functionality. Additional features include in-suite laundry, wall-mounted A/C, titled underground parking, and an assigned storage locker. You're just a short walk to the LRT, Westbrook Mall, and Killarney Aquatic Centre, with quick access to downtown and 17th Avenue - making this a highly accessible and convenient location. A great opportunity for both investors and buyers looking for a low maintenance inner-city property. Book your showing today!