

2538 17 Avenue SW

Calgary, Alberta

MLS # A2241339



\$429,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 558
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	MU-1 f3.0h16
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Crown Molding, No Smoking Home, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

"OPEN HOUSE SUNDAY 1:00-3:00" Welcome to this beautifully updated villa-style townhouse in the heart of Shaganappi, perfectly situated on a quiet, tree-lined street just steps from the LRT, tennis courts, and the vibrant community amenity centre and park. This charming home offers the ease of one-level living, ideal for adult living or those seeking accessible design features, with a convenient carport located just outside your front door. Inside, you’ll find a thoughtfully updated interior that blends timeless elegance with modern touches. The bright white kitchen features gold-toned hardware, a stunning tile backsplash, and ample cabinetry. Entertain with ease in the spacious dining area, which opens seamlessly to a generous living room – perfect for hosting friends or relaxing at home. The relaxing primary bedroom boasts a walk-in closet with custom built-ins, while the central 4-piece bath includes a designer gold-framed mirror and sleek gold faucets. A second bedroom offers flexibility as a guest room or den, depending on your needs. This low-maintenance, stylish home offers a rare blend of inner-city convenience, comfort, and charm – the perfect place to settle into a more relaxed lifestyle without sacrificing access to everything you love.