

103, 2702 17 Avenue SW
Calgary, Alberta

MLS # A2279674



\$365,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Shaganappi | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 677 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------------|-------------------|--------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 464 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | MU-1 f4.5h22 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, Open Floorplan | | |
| Inclusions: | N/A | | |

Step into luxury with this ground-floor 2-bedroom, 2-bathroom condo featuring titled underground parking, a storage locker, and low condo fees that include heat and water. Located in a secure, very well managed building next to a golf course, this home is ideal for pet owners, with a dog park and LRT station just a 2-minute walk away. Originally the show home for the building, this condo offers an open-concept layout designed for modern living. The upgraded kitchen flows seamlessly into the living space, while brick accent walls and an enhanced lighting package add a refined, urban touch. The primary bedroom includes a walk-in closet and ensuite, and the second bedroom is generously sized and versatile. A full 4-piece second bathroom, in-suite laundry, and same-floor storage add everyday convenience. Complete with a south-facing patio and close proximity to downtown Calgary, shopping, restaurants, and transit, this move-in-ready home offers the perfect balance of comfort, style, and location.