

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.