

**404, 2722 17 Avenue SW
Calgary, Alberta**

MLS # A2287028



\$215,000

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	933 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	MU-1 f4.5h22
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to top-floor living at its best! This spacious and bright 2-bedroom condo offers over 900 sq ft of thoughtfully designed living space in a well-maintained 4-storey walk-up — perfectly suited for a young professional or couple looking for comfort, style, and unbeatable convenience. Located on the fourth floor, this unit enjoys added privacy and quiet, with no neighbours above you. The open-concept kitchen, dining, and living area creates an inviting space for both everyday living and entertaining. The kitchen features sleek stainless steel appliances, a stylish black backsplash, laminate countertops, and a full pantry for generous storage. The open layout flows seamlessly into the dining area and spacious living room, creating the perfect setting for hosting friends or cozy nights in. Dark laminate flooring runs throughout the main living areas, with soft carpet in both generously sized bedrooms. The primary bedroom includes a walk-in closet, and both bedrooms are equipped with ceiling fans for year-round comfort. The unit offers exceptional storage with two hallway closets plus additional space in the in-suite laundry room. The 4-piece bathroom includes a brand-new toilet. Enjoy the convenience of in-suite laundry and a designated covered parking stall located just steps from the back entrance. Situated along vibrant 17th Avenue, you’re just minutes to downtown and within walking distance to boutique shops, cafés, restaurants, wine stores, transit, and everyday amenities. Whether you’re commuting, meeting friends for coffee, or exploring the neighbourhood, this location delivers true urban convenience. With low-maintenance condo living, strong rental appeal, and a prime top-floor position, this home offers an exceptional opportunity for both first-time buyers and investors alike. Don’t miss your chance to own in one of the

city's most dynamic locations — book your showing today!