# \$404,900 - 408, 2702 17 Avenue Sw, Calgary

MLS® #A2221439

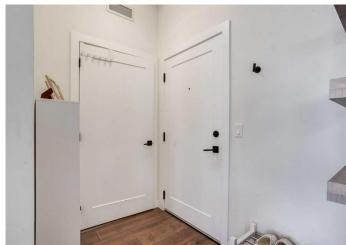
## \$404,900

2 Bedroom, 2.00 Bathroom, 805 sqft Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Welcome to a modern top-floor gem in the heart of Shaganappi, brought to you by the renowned Truman Homes. This stylish 2-bedroom, 2-bathroom condo offers a perfect blend of luxury and convenience in one of Calgary's most vibrant inner-city communities. Just steps from the LRT, Westbrook Mall, Killarney Aquatic Centre, and the lively energy of 17th Avenue, this home is ideally positioned for both lifestyle and connectivity. Step inside to discover 10-foot ceilings and engineered hardwood flooring throughout the bright, open layout. The gourmet kitchen is a standout, showcasing quartz countertops, two-tone cabinetry, stainless steel appliances including a built-in convection oven and gas cooktop, and a sleek subway tile backsplash. The spacious living area is framed by large windows that flood the space with natural light and opens onto a North-facing balcony equipped with a gas line perfect for summer BBQs. The primary bedroom features a walk-through closet and a beautifully finished ensuite with a glass-enclosed walk-in shower. A second full bathroom, generous second bedroom, and a built-in desk nook - ideal for a home office add to the thoughtful design. Additional highlights include in-suite laundry, central heating and air conditioning, titled underground parking, and a conveniently located assigned storage locker. If you're seeking low-maintenance urban living without compromising on quality or style, this is the







place. Enjoy quick access to downtown and all the amenities that make Calgary's inner west side so desirable. Book your showing today!

#### Built in 2016

#### **Essential Information**

MLS® # A2221439 Price \$404,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 805
Acres 0.00
Year Built 2016

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 408, 2702 17 Avenue Sw

Subdivision Shaganappi

City Calgary
County Calgary
Province Alberta
Postal Code T3E 8A5

## **Amenities**

Amenities Bicycle Storage, Secured Parking, Storage, Visitor Parking

Parking Spaces 1

Parking Underground

## Interior

Interior Features Built-in Features, High Ceilings, No Smoking Home, Open Floorplan,

Quartz Counters, Walk-In Closet(s), No Animal Home

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer,

Window Coverings, Built-In Oven, Gas Cooktop

Heating Natural Gas, Baseboard

Cooling Wall Unit(s)

# of Stories 4

### **Exterior**

Exterior Features None

Construction Composite Siding, Wood Frame

### **Additional Information**

Date Listed May 15th, 2025

Days on Market 111

Zoning MU-1

## **Listing Details**

Listing Office Royal LePage Solutions

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.