

# \$389,000 - 201, 2702 17 Avenue Sw, Calgary

MLS® #A2222475

**\$389,000**

2 Bedroom, 2.00 Bathroom, 753 sqft  
Residential on 0.02 Acres

Shaganappi, Calgary, Alberta

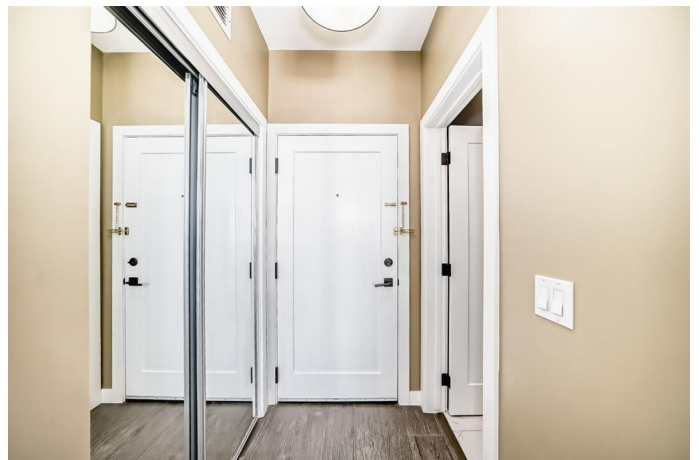
Experience upscale living in this stunning corner unit, ideally situated in the sought-after Shaganappi community. This prime location offers unparalleled convenience, just steps from schools, the LRT, a golf course, restaurants, shopping, a library, and a dog park. Additionally, it is only moments away from the Killarney Aquatic & Recreation Centre.

This contemporary apartment condo features two spacious bedrooms and two modern bathrooms in a thoughtfully designed open-concept layout. Upon entering, you'll be welcomed by elegant hardwood flooring throughout the living and dining areas, leading to a private, modern kitchen equipped with stainless steel appliances, quartz countertops, upgraded lighting, and a rare kitchen window.

The primary bedroom boasts a stylish ensuite, while the second bathroom serves guests and additional occupants comfortably. Enjoy the convenience of in-suite laundry, a generously sized private balcony with breathtaking city views, and ample storage. The unit also includes titled underground parking for added security and convenience.

Situated in a fantastic location, this property offers a perfect blend of luxury and practicality. Call now to schedule your private viewing!

Built in 2016



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2222475          |
| Price          | \$389,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 753               |
| Acres          | 0.02              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 201, 2702 17 Avenue Sw |
| Subdivision | Shaganappi             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E8A5                 |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Bicycle Storage |
| Parking Spaces | 1                                     |
| Parking        | Titled, Underground                   |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                               |
| Appliances        | Dishwasher, Electric Range, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Hot Water                                                                                                 |
| Cooling           | None                                                                                                      |
| # of Stories      | 4                                                                                                         |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Storage                           |
| Construction      | Aluminum Siding, Composite Siding |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 50             |
| Zoning         | MU-1           |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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