

\$335,000 - 603, 5340 17 Avenue Sw, Calgary

MLS® #A2086719

\$335,000

3 Bedroom, 2.00 Bathroom, 1,072 sqft

Residential on 0.00 Acres

Westgate, Calgary, Alberta

Welcome to this beautifully RENOVATED townhouse located in the desirable INNER CITY community of Westgate. Offering 3 bedrooms and backing a treed green space with a playground, it's perfect for a family, first time home buyers or investors. Enter through the front door where you'll instantly fall in love with the hardwood floors, neutral colours and modern farmhouse finishes. The galley kitchen is super chic with white cabinets, white subway tile backsplash, butcher block countertops and newer stainless steel appliances! The good sized dining area has a built in shelving unit for your decor and a ceiling fan to keep you comfortable. The sunken living room offers higher ceiling height and the over sized windows allow tons of natural light to pour in. You'll love the low maintenance fenced backyard that backs onto mature trees and a playground. A conveniently placed powder room completes the main floor. Head upstairs where you'll appreciate the 3 spacious bedrooms, newer carpets and renovated 4 piece bathroom. The basement offers multiple options whether you want a family room, office space or workout area (or all of the above). This well maintained home has had many updates including the following: ALL NEW WINDOWS (2020), new carpets (2020), new fridge and stove (2023), new attic insulation (2023) and so much more! Did I mention that this unit has TWO PARKING STALLS right out front of your door?! Additionally, this well-managed complex is



situated near Edworthy Park, CTRAIN and public transit, quick access to downtown Calgary, schools and shopping centres. This incredible unit won't last!!! Book your showing today !

Built in 1976

Essential Information

MLS® #	A2086719
Price	\$335,000
Sold Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,072
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	603, 5340 17 Avenue Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E6M3

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Assigned, Paved, Side By Side, Stall

Interior

Interior Features	Storage, Vinyl Windows
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Garden, Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2023
Date Sold	October 27th, 2023
Days on Market	9
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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