

\$360,000 - 104, 2702 17 Avenue Sw, Calgary

MLS® #A2137310

\$360,000

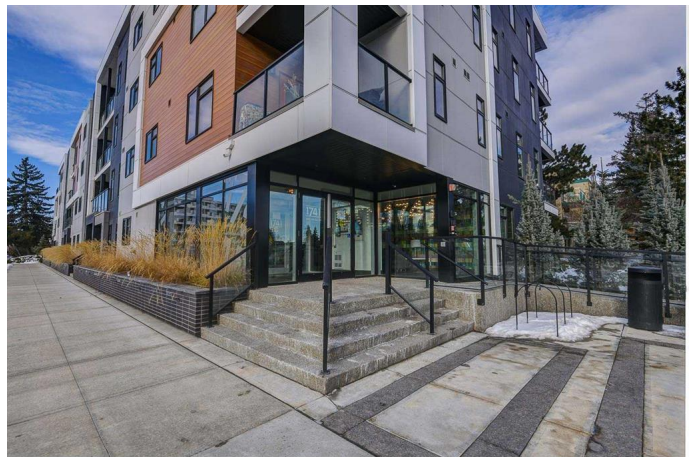
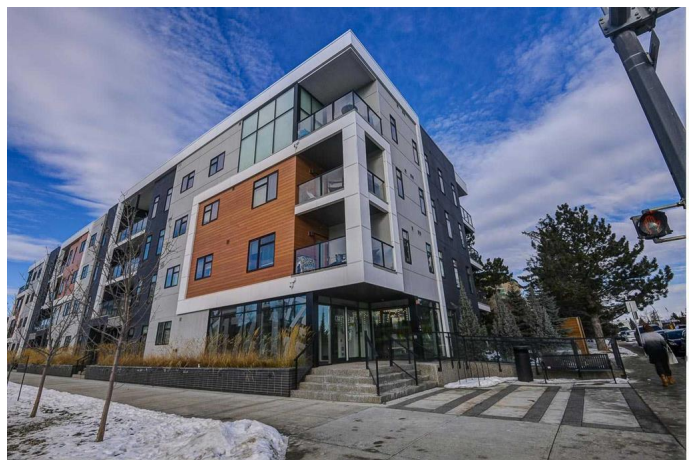
2 Bedroom, 2.00 Bathroom, 670 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Experience the pinnacle of contemporary living in this remarkable 2-bedroom, 2-bathroom condo situated just on the edge of downtown Calgary. As you step inside, you'll be greeted by a seamlessly integrated modern kitchen, serving as the focal point of the expansive open floor plan, ideal for both daily living and hosting gatherings. Throughout the space, tasteful mirror accent walls and an upgraded lighting package create an atmosphere of urban chic, infusing the condo with warmth and sophistication. The primary bedroom offers a tranquil retreat, complete with an ensuite bathroom and a spacious walk-in closet, providing the perfect balance of comfort and convenience. Meanwhile, the generously sized second bedroom offers flexibility to suit your needs, whether as a guest quarters, home office, or cozy retreat. Every detail of this thoughtfully curated condo has been designed to enhance your lifestyle, from the inclusion of a 3-piece second bathroom to the convenience of in-suite laundry and the added luxury of a south-facing patio. Additionally, enjoy the peace of mind that comes with underground titled heated parking and storage located conveniently on the same floor.

Strategically situated close to downtown, this residence offers unparalleled access to public transit, nearby shopping, and a diverse array of dining options, ensuring that everything you need is within reach. Whether you're a discerning professional seeking a stylish urban haven or an astute investor looking for a prime



property, this condo effortlessly blends modern design, practicality, and a coveted location. Schedule your showing today and prepare to be captivated by the allure of luxury living!

Built in 2016

Essential Information

MLS® #	A2137310
Price	\$360,000
Sold Price	\$370,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	670
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	104, 2702 17 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0A7

Amenities

Amenities	Elevator(s), Other
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)
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Appliances	See Remarks
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Private Entrance
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	June 1st, 2024
Date Sold	June 14th, 2024
Days on Market	13
Zoning	MU-1 f4.5h22
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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