

\$199,900 - 2, 2804 17 Avenue Sw, Calgary

MLS® #A2166500

\$199,900

1 Bedroom, 1.00 Bathroom, 634 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Live in the Heart of Downtown!

Perfect for first-time buyers or savvy investors, this bright townhome offers the ultimate in urban living. Just steps from the LRT, trendy shops, caf  s, pubs, fine dining, tennis courts, and the scenic Shaganappi Golf Course, you    ll enjoy all the perks of downtown life.

The south-facing unit features an open-concept main floor with stylish white shaker cabinets, a stone tile backsplash, and modern light fixtures. Upstairs, the spacious master bedroom features a large closet with built-ins, and a private balcony for soaking up the sunshine. The sleek bathroom includes a large tub and vanity for extra storage.

The finished basement adds even more value with a versatile rec room, ample storage, and a laundry/utility room. Outside, a shared yard is perfect for gatherings, plus you    ll have your own assigned parking stall.

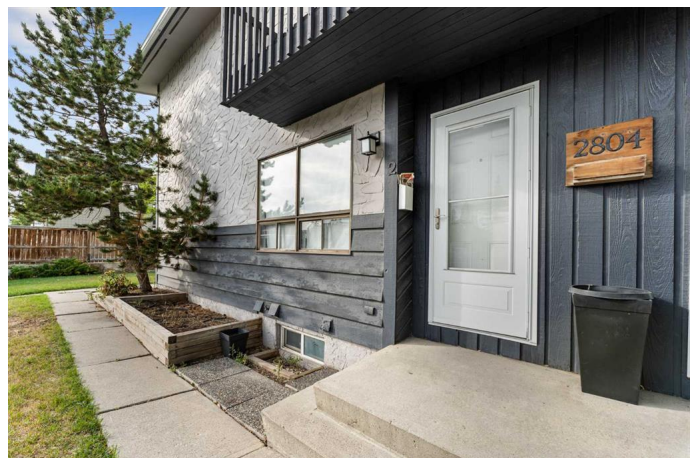
With low utility costs and condo fees, this property is a fantastic opportunity for those looking to break into the housing market or expand their rental portfolio. Don    t miss out on this prime location and unbeatable value!

Built in 1978

Essential Information

MLS   # A2166500

Price \$199,900



Sold Price	\$229,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	634
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2, 2804 17 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6K8

Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Front Yard, Lawn, Landscaped, Level, Street Lighting
Roof	Asphalt
Construction	Concrete, Stucco, Wood Frame
Foundation	Block, Poured Concrete

Additional Information

Date Listed	September 18th, 2024
Date Sold	September 20th, 2024
Days on Market	2
Zoning	MU-1 f4.5h22
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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