

**202, 2702 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2157339**



**\$389,000**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	677 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	MU-1 f4.5h22
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, See Remarks, Soaking Tub		

**Inclusions:** NA

Amazing location with an easy commute to downtown and a modern interior define this executive condo. Upon walking into the open living space, you will be greeted with 9 ft ceilings and massive windows that span the entire unit. The kitchen boasts floor-to-ceiling cabinetry, quartz counters, stainless steel appliances and a functional island. Don't forget the private balcony! The master fits a king-size bed while still providing a good amount of closet space in the walk-in. Other features include in-suite laundry, titled underground parking, The building is ideally situated with amenities close and elementary school across the street. Don't miss your chance to experience urban living at its finest!