

304, 2722 17 Avenue SW
Calgary, Alberta

MLS # A2171184



\$319,900

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	929 sq.ft.	Age:	1976 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Parkade, Parking Lot		
Lot Size:	-		
Lot Feat:	-		

Heating:	Standard, Hot Water, Radiant	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 588
Basement:	-	LLD:	-
Exterior:	Concrete, Masonite, Mixed, Stucco, Wood Frame	Zoning:	T3E 0A7
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Stove, Dishwasher, Microwave Oven, Washer and Dryer, all Window Coverings, Electrolux Ice & Water Fridge

Discover a prime 2 bedroom plus den for your personal residence or an investment opportunity with this spacious full renovated apartment condo boasting 928 square feet of thoughtfully designed living space. This condo complex "The Point on 17" has undergone extensive upgrades. Located along the vibrant 17th Ave with boutique shops, wine stores, deli, swimming pool, bars, specialty food stores and the long-time favorite Coffee Cats, salons, and a Second Cup, which are all under seven minutes' drive to downtown, which offers this home unbeatable convenience. Enjoy easy access to public transportation and an abundance of shopping amenities nearby. The well-appointed galley-style kitchen features stainless steel appliances and ample cabinetry included a built-in pantry while the superb open floor plan includes a designated eating area and a large living room that opens to a private above grade deck.. Both bedrooms are generously sized, with the master bedroom boasting a walk-in closet. You will appreciate the in-unit stacking washer and dryer, linen closet, large entry closet and three built in cabinets in the bathroom. Each unit has a designated parking stall under the back lane covered canopy. See the photos – as the pictures are worth a thousand words!! Don't miss this chance to own a property that combines style, comfort, and a fantastic location!