

# \$374,900 - 404, 2702 17 Avenue Sw, Calgary

MLS® #A2249094

## \$374,900

2 Bedroom, 2.00 Bathroom, 671 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

2 bedroom 2 bathroom Top Floor Home. Souther exposure floods this modern home with natural light all day. But dont worry there is Air Conditioning to keep you cool on those hot summer days. Bedrooms are on opposite sides of the common living spaces. The striking kitchen opens to the living room and has stainless steel built in appliances, a countertop gas stove and sleek hidden hood fan. An amazing location just 5 blocks to the LRT station and a stones throw from vibrant 17th ave. One underground parking stall in the heated parked. Out os suite Storage locker on the same floor as the home. This building also offers secure bike storage, and underground visitor parking stalls. Owner occupied since new. This hame has been gently lived in and immaculately maintained.

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249094    |
| Price          | \$374,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 671         |
| Acres          | 0.00        |
| Year Built     | 2016        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 404, 2702 17 Avenue Sw |
| Subdivision | Shaganappi             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3c1k7                 |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Elevator(s), Visitor Parking, Snow Removal  |
| Parking Spaces | 1                                           |
| Parking        | Parkade, Titled, Underground, Heated Garage |
| # of Garages   | 1                                           |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Elevator, Kitchen Island, No Animal Home, Vinyl Windows                                        |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Refrigerator, Window Coverings, Wall/Window Air Conditioner, Gas Cooktop, Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas                                                                                                               |
| Cooling           | Wall Unit(s)                                                                                                                         |
| # of Stories      | 4                                                                                                                                    |
| Basement          | None                                                                                                                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 64                |
| Zoning         | MU-1 f4.5h22      |

### Listing Details

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