# \$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.



Acres

#### **Essential Information**

A2249094 MLS®# Price \$374,900

2 **Bedrooms** 

2.00 **Bathrooms** 

Full Baths 2

671 Square Footage

0.00 Year Built 2016

Residential Type







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 62

Zoning MU-1 f4.5h22

## **Listing Details**

## Listing Office Bow Realty

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