

# \$419,000 - 411, 2702 17 Avenue Sw, Calgary

MLS® #A2218547

**\$419,000**

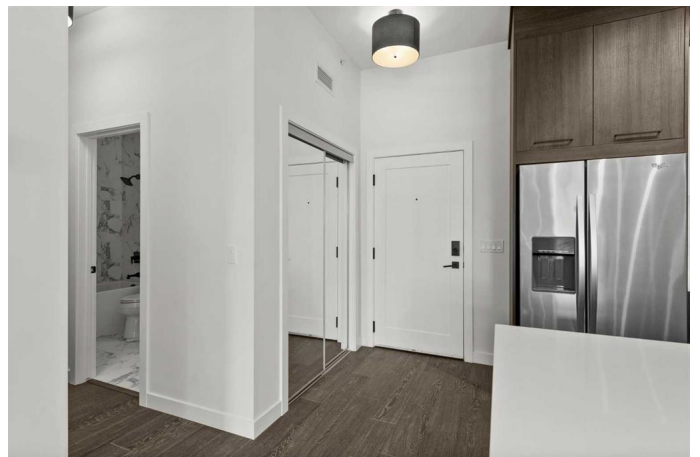
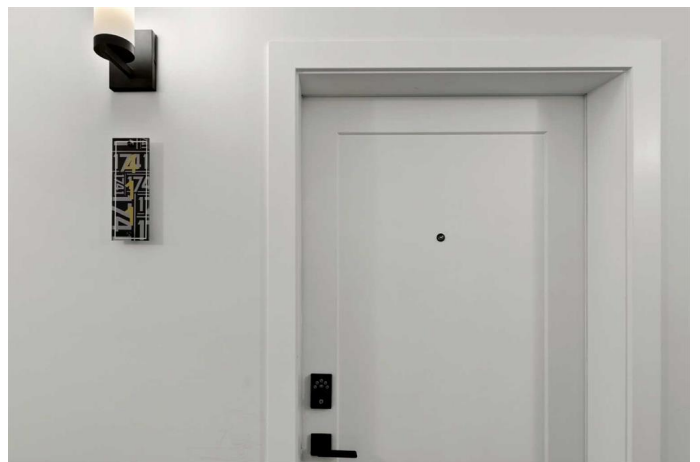
2 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Welcome to 1741 by Truman! This stunning 2 bed/2 bath 887sqft TOP floor unit with titled underground parking stall has a contemporary aesthetic and features 10' high ceilings, air conditioning, Kohler plumbing fixtures, wide plank engineered hardwood flooring, designer lighting, quartz countertops, breakfast bar and a stainless steel appliance package including gas cooktop, built-in oven and fridge with water/ice maker. The main living space is filled with natural light and a perfect place to relax or entertain. There is plenty of privacy with the two generous bedrooms. The primary bedroom is down the hallway and has a walk-in closet and luxurious 3 piece ensuite with a large glass enclosed shower. The 2nd bedroom is located off the living room and is filled with natural light. Additionally you will conveniently find a second four piece bath, a built-in desk / work space, and a Whirlpool stacked washer/dryer in your unit. For additional storage, there is an assigned storage locker just down the hall from your entry door. Visitor parking and a bike storage area are also in the heated parkade. If you have a furry family member, it is a quick one block walk to the Killarney Off Leash Dog Park where Fido can meet his friends and play! This exquisite condo with its excellent location on 17th Avenue, featuring amenities, parks and restaurants nearby, makes this one the perfect place to call home!

Built in 2016



## Essential Information

MLS® #	A2218547
Price	\$419,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	887
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	411, 2702 17 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8A5

## Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground, Secured, Titled

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Wood Frame

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	4
Zoning	MU-1

**Listing Details**

Listing Office	Sotheby's International Realty Canada
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