# \$350,000 - 207, 5340 17 Avenue Sw, Calgary

MLS® #A2253061

### \$350,000

3 Bedroom, 2.00 Bathroom, 1,148 sqft Residential on 0.00 Acres

Westgate, Calgary, Alberta

OPEN HOUSE SAT SEPT 27TH FROM 12-2PM! Step into this beautifully updated townhouse in the desirable Southwest community of Westgate, where urban convenience meets modern comfort. The heart of this home is a brand-new, stunning kitchen. With new cabinets, quartz countertops, and a full suite of stainless steel appliances. The kitchen flows into a charming dining area, separated from the living room by stylish railings, creating a bright and open feel. The living room is an incredible space for relaxing or entertaining, featuring dramatic high ceilings and a centrepiece potbelly-style fireplace that adds a cozy, rustic touch. A convenient half-bath on the main floor completes the living space. Upstairs, you'll find three comfortable bedrooms and a full four-piece bathroom. Beautiful laminate flooring in the bedrooms adds a touch of modern elegance and is both durable and easy to maintain. The basement is currently unfinished, offering a blank canvas for you to design the perfect space to suit your lifestyleâ€"whether that's a home gym, a family room, or a private retreat. Enjoy your own private backyard oasis, perfect for summer barbecues or a quiet evening outdoors, with the added bonus of no rear neighbours. Location is everything as you're just a short walk from the LRT on 17th Avenue, offering easy access to the entire city. A quick drive puts you at the heart of the surrounding communities shops and restaurants, while easy access to Stoney Trail makes commuting







a breeze. This is an exceptional opportunity to own a stylish, move-in-ready home in a prime location.

#### Built in 1976

#### **Essential Information**

MLS® # A2253061 Price \$350,000

Bedrooms 3
Bathrooms 2.00

Full Baths 1 Half Baths 1

Square Footage 1,148
Acres 0.00
Year Built 1976

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 207, 5340 17 Avenue Sw

Subdivision Westgate
City Calgary
County Calgary
Province Alberta
Postal Code T3M 6M3

#### **Amenities**

Amenities None Parking Spaces 2

Parking Additional Parking, Stall

#### Interior

Interior Features Granite Counters

Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 9th, 2025

Days on Market 51

Zoning MC-1

## **Listing Details**

Listing Office eXp Realty

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