

\$389,000 - 111, 2702 17 Avenue Sw, Calgary

MLS® #A2253578

\$389,000

2 Bedroom, 2.00 Bathroom, 885 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

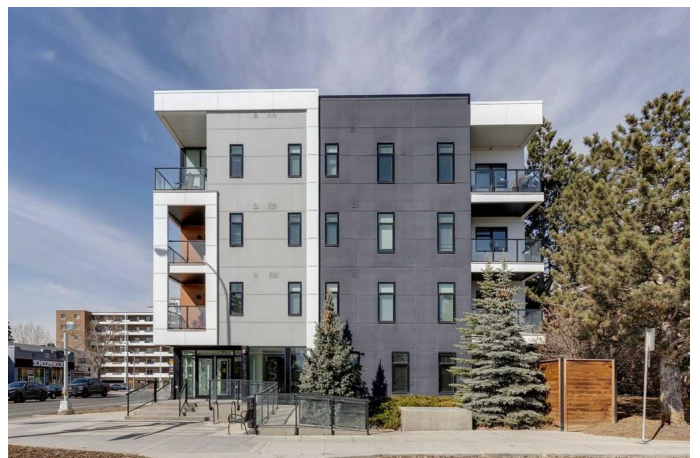
OPEN HOUSE, Saturday, September 13 from 1-3pm.

**SPACIOUS 2 BEDROOM + OFFICE AREA
WITH PRIVACY & PET FRIENDLY
CONVENIENCE!!**

Here's an exceptional main floor unit that stands out in the building with no neighbours on either side and the largest floorplan available. Perfectly suited for pet owners, it's quietly situated with a separate entrance just steps from your door.

Step inside to a stunning gourmet kitchen, featuring sleek modern cabinetry, quartz countertops, coffered ceilings, a breakfast bar, stainless steel appliances, and tasteful tile backsplash. The open living area offers ample space for dining and flows out onto a private patio... ideal for relaxing evenings or entertaining guests.

Two large bedrooms provide plenty of room to spread out. The main bath impresses with tile floors, quartz counters, and a tub/shower combo, plus generous storage. The master features a walk-in closet and a 3-piece ensuite with Quartz, tile flooring and a beautifully tiled shower. Adjacent to the living space is a dedicated office nook designed for comfortable, productive work-from-home days. **BUYERS WILL APPRECIATE:** an oversized titled parking stall, two storage cages conveniently located beside the unit, in-suite air conditioning, and condo fees that cover most utilities. Plus, bicycle storage, ample underground visitor parking, and upgraded



lighting throughout enhance daily living.

LOCATION IS EVERYTHING: less than two blocks from Shaganappi Point LRT, quick bus access on 17th Avenue, nearby shops, restaurants, and golf. For pet owners, youâ€™re just steps from two prime off-leash dog parks (one fenced and one open) along with community centres for all your neighbourhood needs.

This unit is ready to welcome you home so schedule your showing today and see everything it has to offer.

Built in 2016

Essential Information

MLS® #	A2253578
Price	\$389,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	885
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	111, 2702 17 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8A5

Amenities

Amenities	Bicycle Storage, Elevator(s)
-----------	------------------------------

Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Hot Water
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame

Additional Information

Date Listed	September 4th, 2025
Days on Market	6
Zoning	MU-1 f4.5h22

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.