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

MLS® #A2218547

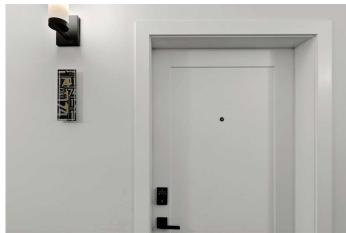
#### \$419,000

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!







#### **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 2

Zoning MU-1

## **Listing Details**

Listing Office Sotheby's International Realty Canada

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