



**207, 5340 17 Avenue SW, Calgary, Alberta - \$360,000**



Main Photo

## Property Description

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 centerpiece 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 lifestyle—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.

## REALTOR Referral

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