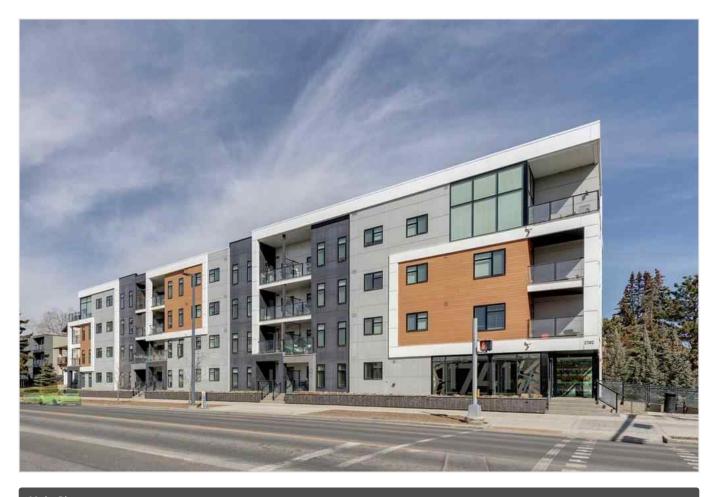# 111, 2702 17 Avenue SW, Calgary, Alberta - $389,000

Main Photo

Property Description

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-

Photos
Coming
Soon

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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, you'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.

REALTOR Referral

REALTOR®

Mobile: N/A
Email: N/A
Website: https://www.real-estate-homes.ca/

Photos
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