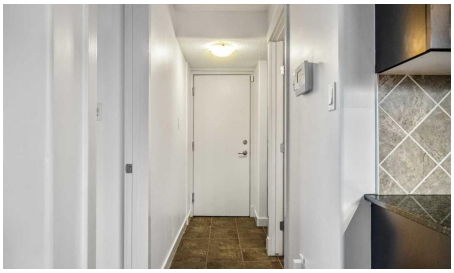
14 2906 17 Avenue SW

Calgary | Active | MLS® A2320077

$155,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1965**	**479 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to this beautifully maintained 1-bedroom condo in the desirable community of Shaganappi, offering exceptional convenience, modern finishes, and outstanding value. Whether you're a first-time home buyer, downsizer, or investor, this home presents an excellent opportunity in one of Calgary's most accessible inner-city locations. Thoughtfully designed with both style and functionality in mind, the open-concept living space features laminate flooring and a beautiful kitchen complete with granite countertops, stainless steel appliances, a tile backsplash, and an island that provides additional seating. The living room is warm and welcoming, highlighted by an electric fireplace and custom built-in shelving that add both character and practicality to the space. The spacious bedroom offers comfortable accommodation, while the in-suite laundry adds everyday convenience. Additional features include an assigned parking stall with plug-in capability and a separate storage locker. Location is where this property truly shines. Just a short walk to the Westbrook LRT Station, commuting downtown is quick and convenient. Residents will also appreciate the nearby transit options, local coffee shops, restaurants, Westbrook Mall, Shaganappi Golf Course, and numerous parks and pathways. Don't miss out on a fantastic opportunity to own an affordable inner-city home or add a desirable rental property to your investment portfolio. Please note this is a below grade unit and the staging in photos is virtual.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2320077
Bedrooms	1
Bathrooms	1
Year Built	1965
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	479 sq. ft.
Main Level Finished Area:	479 sq. ft.
Condo Fee:	$563.43
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Below Grade
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	4
Year built:	1965 (Age: 61)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0613749
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No

Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Shaganappi
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living/Dining Room Combination · 15'3" × 9'7" ·
Main Floor	Kitchen · 10'8" × 8'3" ·
Main Floor	Bedroom - Primary · 10'4" × 9'8" ·
Main Floor	Foyer · 4' × 3' ·
Main Floor	Laundry · 3'11" × 3'5" ·
Title to Land:	Fee Simple
Community Features:	Golf, Pool, Shopping Nearby

Interior Features:	No Smoking Home
Exterior Features:	Other
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	MU-1
Listed Date:	Jun 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/14-2906-17-avenue-sw-calgary-a2320077/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.