208 2702 17 Avenue SW

Calgary | Active | MLS® A2355773

$350,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**821.38 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to 1741! This AIR-CONDITIONED, 2 bed, 2 bath condo features high end finishes throughout! 9-ft ceilings, an open floor plan and wide-plank engineered hardwood flooring are just some of the upgrades in this condo. The gorgeous kitchen features a large island with quartz countertops, beautifully designed modern cabinetry and stainless steel appliances including a GAS cooktop, a convection oven, an upgraded refrigerator and built-in microwave. Two great sized bedrooms located on opposite sides of the condo offer privacy between the two rooms. The primary bedroom features a walk-in closet and a ensuite bathroom finished with a marble-tiled glass enclosed shower. The 2nd bedroom also features a large closet with the 2nd bathroom across the hall also finished in a marble-tiled tub / shower combo. Additional features include a built-in desk nook for those working from home, BBQ with gas line, a heated UNDERGROUND parking stall and a separate storage LOCKER located on the same floor as the unit. Conveniently located 2 blocks from the Shaganappi Point train station, within a couple of minutes drive to 17th Ave restaurants and shops and within walking distance to the Shaganappi Golf course, Nicholls Family Library, Westbrook Mall, grocery stores, recreation centers, playgrounds, and off-leash dog parks, this unit is a must-see! Call to book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355773
Bedrooms	2
Bathrooms	2
Year Built	2016
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:	821.38 sq. ft.

Condo Fee:	$564.40
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	Northwest
Unit Exposure:	Northwest
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2016 (Age: 10)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1610654
Heating:	Hot Water, Natural Gas
New Constr.:	No
Construction Material:	Cedar, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Central Air

Fireplaces:	0
Garage:	No
Parking:	Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	1741
Community:	Shaganappi
Amenities:	Bicycle Storage, Elevator(s), Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	none
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 13'4" × 9' ·
Main Floor	Living Room · 16'7" × 14'4" ·
Main Floor	Bedroom - Primary · 11'6" × 9'7" ·
Main Floor	Bedroom · 11' × 10'6" ·
Main Floor	Walk-In Closet · 5'6" × 5' ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters
Exterior Features:	Balcony, Playground, Storage

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	MU-1
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/208-2702-17-avenue-sw-calgary-a2355773/

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

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