211 5340 17 Avenue SW

Calgary | Active | MLS® A2360547

$345,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1976**	**1,182.74 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX First

A closer look

Welcome to this inviting townhouse in the established community of Westgate! Offering 3 bedrooms, a functional layout, and two assigned parking stalls conveniently located right outside the front door, this home is an excellent opportunity for first-time buyers, families, or investors. The main floor features a functional kitchen, a separate dining area, and a sunken living room with large windows that fill the space with natural light. A convenient 2-piece bathroom completes this level. Upstairs, you'll find three bedrooms and a full bathroom, providing a practical layout for everyday living. The partially finished basement offers additional flexibility with a spacious recreation room, along with a dedicated laundry and storage area. Step outside to enjoy your own cozy outdoor space, ideal for gardening, relaxing, or entertaining friends and family. With two convenient parking stalls, functional living spaces, and a great location in Westgate, this townhouse is a wonderful place to call home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360547
Bedrooms	3
Bathrooms	2
Year Built	1976
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,182.74 sq. ft.
Main Level Finished Area:	590.77 sq. ft.
Upper Level Finished Area:	591.96 sq. ft.

Below Grade Finished Area:	321.48 sq. ft.
Condo Fee:	$539.18
Condo Fee Includes:	Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North, South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1976 (Age: 50)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7711099
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Carpet, Ceramic Tile, Parquet
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Kincaid Castle
Community:	Westgate (Calgary)
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Easement Registered On Title
Pets Allowed:	Restrictions, Cats OK
Main Floor	Dining Room · 10'7" × 10' ·
Main Floor	Kitchen · 9'11" × 7'8" ·
Main Floor	Living Room · 14'7" × 12'9" ·
Upper Level	Bedroom · 10'8" × 9'3" ·
Upper Level	Bedroom · 9'9" × 9'3" ·
Upper Level	Bedroom - Primary · 14'7" × 9'7" ·
Basement	Game Room · 19'3" × 14'9" ·
Basement	Storage · 16' × 16' ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Landscaped, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Nov 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/211-5340-17-avenue-sw-calgary-a2360547/

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