213 2702 17 Avenue SW

Calgary | Active | MLS® A2351254

$349,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**735.44 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by KIC Realty

A closer look

Welcome to this inviting 2-bedroom, 2-bathroom condo in the desirable community of Shaganappi! Featuring a functional layout with two well-sized bedrooms and two full bathrooms, this home offers comfort and convenience for first-time buyers, professionals, or investors. Enjoy your own private balcony, perfect for relaxing outdoors, along with the added convenience of secure underground parking. Ideally located with convenient access to transit, shopping, parks, and the amenities of Calgary, this is a great opportunity to enjoy comfortable urban living in an established inner-city community. Don't miss out on this fantastic opportunity!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351254
Bedrooms	2
Bathrooms	2
Year Built	2015
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:	735.44 sq. ft.
Condo Fee:	$519.47
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East

Floor Location:	Other
Entry Level:	2
Stories Total:	1
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2015 (Age: 11)
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:	Baseboard
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	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), Secured Parking, Snow Removal, Storage, Visitor Parking
Appliances:	Dishwasher, Gas Cooktop, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Underground Utility Right of Way
Pets Allowed:	Restrictions
Main Floor	Kitchen · 10'3" × 8'3" ·
Main Floor	Living Room · 16'10" × 15'2" ·
Main Floor	Bedroom · 11'1" × 9'11" ·
Main Floor	Laundry · 4'6" × 4'1" ·
Main Floor	Bedroom - Primary · 10'8" × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	MU-1
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/213-2702-17-avenue-sw-calgary-a2351254/

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

Data was last updated November 23, 2026 at 02:05 PM (UTC)

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