306 5340 17 Avenue SW

Calgary | Active | MLS® A2357389

$369,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1976**	**1,183.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

FULLY RENOVATED! Over 1,500 living sqft townhome in Westgate. Fully and beautifully renovated with 3 bedroom, 1.5 bathroom. Brand new vinyl plank flooring main floor and upper floor, brand new carpet for basement. Kitchen is well equipped with all brand-new appliances: electric stove, microwave hoodfan, refrigerator. The dining room has a feature wall with a designer color, wine rack and floating light, ideal for family and guest gatherings. The living room features a large window overlooking the backyard, a custom built-in electric fireplace, and ample space for a sofa and decorative accents. Upper floor offers 3 good-sized bedroom and a full bathroom with all brand new modern walk-in shower, wall tile and vanity. The basement is fully developed and offers a spacious recreation room, perfect for family gatherings, entertainment, or relaxing. Two parking stalls right in front of the unit. Westgate is a welcoming and family-friendly community known for its convenient location, mature trees, and easy access to schools, parks, shopping, and public transit. Residents enjoy nearby amenities, recreational spaces, and quick access to major roadways, making daily commuting and errands simple and convenient. Your next chapter starts here. Come experience it in person.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357389
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:	1,183.3 sq. ft.
Condo Fee:	$533.85

Condo Fee Includes:	Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	Southwest
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
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
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	1

Fireplace Details:	Electric, Living Room
Garage:	No
Parking:	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, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, No
2nd Floor	Bedroom · 10'8" × 9'3" ·
2nd Floor	Bedroom · 10' × 9'5" ·
2nd Floor	Bedroom - Primary · 14'1" × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Yard, Landscaped, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/306-5340-17-avenue-sw-calgary-a2357389/

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