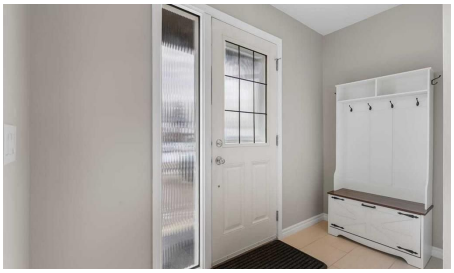
902 5340 17 Avenue SW

Calgary | Active | MLS® A2359668

$349,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1976**	**1,134 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Houston Realty.ca

A closer look

Step into Westgate,a cherished SW community,where this two-story townhouse offers a wonderful blend of comfort and convenience.This exciting open floor plan is flooded with light and looks over your private fenced rear yard backing onto a green space / playground.Modern kitchen with granite counter tops & Inviting kitchen island,perfect for gathering and creating culinary delights.Above is 3 restfull bedrooms and below is a spacious rec room featuring built in cabinets with murphy bed a 3 piece bathroom,laundry room and large storage/utility room.With 2 dedicated parking stalls this complex is tucked away on 17 ave SW with quick access to downtown Sarcee Trail and blocks from a LRT Station.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359668
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:	1,134 sq. ft.
Main Level Finished Area:	565.7 sq. ft.
Upper Level Finished Area:	569.02 sq. ft.
Below Grade Finished Area:	539 sq. ft.
Condo Fee:	$543.36

Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Snow Removal, Water
Acreage:	No
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	2
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:2, Half:0)
Num Ensuite Baths:	0
Plan:	7711099
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cedar
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	No
Parking:	Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Kincaid Castle
Community:	Westgate (Calgary)
Amenities:	Laundry, Playground, Snow Removal, Trash
Appliances:	Dishwasher, Electric Cooktop, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Cats OK, No
Main Floor	Kitchen With Eating Area · 33'2" × 29'11" ·
Main Floor	Dining Room · 33'6" × 33'2" ·
Main Floor	Living Room · 47'11" × 39'8" ·
2nd Floor	Bedroom · 46'7" × 31'10" ·
2nd Floor	Bedroom · 41'8" × 30'2" ·
2nd Floor	Bedroom · 34'9" × 30'2" ·
Lower Level	Game Room · 41' × 38'1" ·

Lower Level	Laundry · 53'6" × 50'6" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	See Remarks
Lot Features:	Back Yard, Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/902-5340-17-avenue-sw-calgary-a2359668/

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