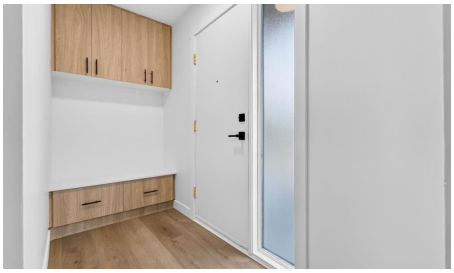
905 5340 17 Avenue SW

Calgary | Active | MLS® A2350996

$369,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1976**	**1,183.39 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Completely Renovated Townhome in the Highly Desirable Community of Westgate! Welcome to this beautifully renovated 3-bedroom, 1.5-bathroom townhouse offering the perfect blend of modern living and an unbeatable inner-city location. Situated just minutes from DOWNTOWN Calgary, this move-in-ready home BACKS directly onto a PARK, providing privacy, peaceful views, and direct access to green space. The home features a brand-new kitchen, updated bathrooms, new flooring, fresh paint, modern lighting, and brand-new WINDOWS throughout, creating a bright, stylish, and contemporary living space. The fully FINISHED basement provides valuable additional living space, ideal for a family room, home office, gym, or recreation area. Step outside to enjoy your own PRIVATE fenced BACKYARD, perfect for entertaining, relaxing, or enjoying the outdoors. Westgate is one of Calgary's most established and desirable communities, offering quick access to downtown, major roadways including Bow Trail and Sarcee Trail, shopping, schools, parks, public transit, and the **Westbrook CTrain Station**, making commuting simple and convenient. Whether you're a first-time buyer, investor, or looking to enjoy the convenience of inner-city living in a mature neighbourhood, this exceptional home offers outstanding value in a prime location. Simply move in and enjoy!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350996
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:	1,183.39 sq. ft.
Condo Fee:	$537.99

Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	North
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:	1
Plan:	7711099
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Side By Side, 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:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Cats OK
Main Floor	Dining Room · 10'8" × 10' ·
Main Floor	Kitchen · 9'10" × 7'10" ·
Main Floor	Living Room · 14'9" × 13' ·
2nd Floor	Bedroom · 10'8" × 9'3" ·
2nd Floor	Bedroom · 9'9" × 9'3" ·
2nd Floor	Bedroom - Primary · 14'5" × 9'6" ·
Basement	Game Room · 19'3" × 14'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Quartz Counters, See Remarks, Vinyl Windows
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	None

Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/905-5340-17-avenue-sw-calgary-a2350996/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.