

2, 2804 17 Avenue SW
Calgary, Alberta

MLS # A2166500



\$199,900

Division:	Shaganappi		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	634 sq.ft.	Age:	1978 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Lawn, Landscaped, Level, Street Lighting		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt

Basement: Finished, Full

Exterior: Concrete, Stucco, Wood Frame

Foundation: Block, Poured Concrete

Features: No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 250

LLD: -

Zoning: MU-1 f4.5h22

Utilities: -

Inclusions: N/A

Live in the Heart of Downtown! Perfect for first-time buyers or savvy investors, this bright townhome offers the ultimate in urban living. Just steps from the LRT, trendy shops, cafes, pubs, fine dining, tennis courts, and the scenic Shaganappi Golf Course, you'll enjoy all the perks of downtown life. The south-facing unit features an open-concept main floor with stylish white shaker cabinets, a stone tile backsplash, and modern light fixtures. Upstairs, the spacious master bedroom features a large closet with built-ins, and a private balcony for soaking up the sunshine. The sleek bathroom includes a large tub and vanity for extra storage. The finished basement adds even more value with a versatile rec room, ample storage, and a laundry/utility room. Outside, a shared yard is perfect for gatherings, plus you'll have your own assigned parking stall. With low utility costs and condo fees, this property is a fantastic opportunity for those looking to break into the housing market or expand their rental portfolio. Don't miss out on this prime location and unbeatable value!