

8, 2902 17 Avenue SW
Calgary, Alberta

MLS # A2174979



\$219,900

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	487 sq.ft.	Age:	1965 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 386
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

This charming one-bedroom condo is ideally located just minutes from downtown Calgary, with easy access to nearby playgrounds, schools, shopping, restaurants, and transit. The open floor plan makes it perfect for entertaining, allowing you to cook and socialize at the same time. The kitchen is beautifully appointed with stainless steel appliances, granite countertops, and a unique brick-style accent wall that flows seamlessly into the cozy living area. The living room features laminate flooring, built-in bookshelves, space for a flatscreen TV, and an electric fireplace to keep you warm during Calgary's chilly winters. Step outside onto the east-facing balcony, perfect for enjoying your morning coffee in the summer months. The primary bedroom is generously sized, complete with a spacious closet featuring a barn-style door. The unit also includes in-suite laundry, an assigned storage locker just one level down, and a convenient assigned parking stall located at the rear of the building. This condo offers both comfort and convenience, making it an excellent opportunity for urban living. Great home for first time buyers or make it an addition to your rental portfolio. Contact your realtor for your own private viewing.