



## 2702 17 Avenue Calgary Alberta

\$350,000

Welcome to this stunning 3rd-floor corner unit, where modern living meets an abundance of natural light through extra windows. The stylish kitchen features quartz countertops, stainless steel appliances, and two-tone cabinetry with a natural wood finish and high-gloss white uppers, all equipped with soft-close mechanisms. The open, bright layout boasts wide plank flooring and an inviting office nook, perfect for remote work. You'll also find a well-appointed 4-piece bathroom and convenient in-suite laundry. The spacious bedroom offers a serene retreat, while the titled heated underground parking and assigned storage unit add to the unit's practicality. Additional bicycle storage is available, catering to active lifestyles. Located just blocks from the C-train station, this property provides easy access to downtown Calgary's vibrant amenities while being nestled in a quieter setting. Enjoy a quick drive to the heart of downtown, Shaganappi Golf Course, and to the Calgary Tennis Club. Whether you're a professional seeking urban elegance or an investor looking for a lucrative income-generating property, this condo is the ideal blend of modern design, functionality, and a prime central location. (id:6769)

Living room 17.25 Ft x 10.50 Ft

Kitchen 10.83 Ft x 7.58 Ft

Other 5.83 Ft x 3.67 Ft

Primary Bedroom 10.08 Ft x 9.08 Ft

Laundry room 5.42 Ft x 2.75 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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**Mirror**

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