



# 2722 17 Avenue Calgary Alberta

\$319,900

Discover a prime 2 bedroom plus den for your personal residence or an investment opportunity with this spacious full renovated apartment condo boasting 928 square feet of thoughtfully designed living space. This condo complex "The Point on 17" has undergone extensive upgrades. Located along the vibrant 17th Ave with boutique shops, wine stores, deli, swimming pool, bars, specialty food stores and the long-time favorite Coffee Cats, salons, and a Second Cup, which are all under seven minutes' drive to downtown, which offers this home unbeatable convenience. Enjoy easy access to public transportation and an abundance of shopping amenities nearby. The well-appointed galley-style kitchen features stainless steel appliances and ample cabinetry included a built-in pantry while the superb open floor plan includes a designated eating area and a large living room that opens to a private above grade deck.. Both bedrooms are generously sized, with the master bedroom boasting a walk-in closet. You will appreciate the in-unit stacking washer and dryer, linen closet, large entry closet and three built in cabinets in the bathroom. Each unit has a designated parking stall under the back lane covered canopy. See the photos - as the pictures are worth a thousand words!! Don't miss this chance to own a property that combines style, comfort, and a fantastic location! (id:6769)

Primary Bedroom 12.00 Ft x 14.00 Ft  
 Other 5.67 Ft x 4.92 Ft  
 Bedroom 12.00 Ft x 11.33 Ft  
 Office 7.33 Ft x 13.25 Ft  
 Living room 12.58 Ft x 12.08 Ft

Kitchen 10.33 Ft x 9.25 Ft  
 Other 5.92 Ft x 9.25 Ft  
 4pc Bathroom 8.08 Ft x 4.92 Ft  
 Laundry room 3.33 Ft x 5.67 Ft  
 Other 17.33 Ft x 4.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.mel@melloewen.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca