



2734 17 Avenue Calgary Alberta

\$225,000

Located on the third floor of a well-managed, pet-friendly building in Shaganappi, this inviting 900 square foot condo offers comfort, convenience, and a bright, airy atmosphere. With two bedrooms and one and a half bathrooms, this home is ideal for professionals, small families, or anyone seeking a low-maintenance lifestyle close to Calgary's vibrant downtown core. The entryway welcomes you with generous space and durable tile flooring that continues into the kitchen. Ten-foot ceilings create a sense of openness throughout, while expansive windows fill the living areas with natural light. The kitchen is practical and clean with white cabinetry and matching appliances, offering ample storage and a functional layout for everyday cooking. From the kitchen, the layout flows seamlessly into a dedicated dining area and a large family room with warm hardwood flooring. Whether you're entertaining guests or enjoying a quiet evening in, this open-concept space offers the flexibility to make it your own. Sliding glass doors off the family room lead to a sunny, south-facing balcony—perfect for grilling or relaxing on summer evenings. The primary bedroom is a true retreat, well sized with three closets to meet your storage needs and a private two-piece ensuite. The second bedroom provides flexibility for guests, a roommate, or a dedicated home office. A full four-piece bathroom is conveniently located nearby, and in-suite laundry makes daily routines effortless. One assigned outdoor parking stall with a plug-in is included, and the condo fees cover your utilities—heat, water, and sewer—offering added value and peace of mind. Located in the desirable inner-city community of Shaganappi, you're just steps from the energy and amenities of 17th Avenue, including a variety of shops, cafes, and restaurants. Families will appreciate the proximity to three local playgrounds and Ale...

2pc Bathroom 5.25 Ft x 4.92 Ft

4pc Bathroom 5.00 Ft x 9.92 Ft

Bedroom 11.50 Ft x 9.25 Ft

Dining room 7.75 Ft x 7.83 Ft

Kitchen 7.42 Ft x 8.50 Ft

Living room 14.75 Ft x 12.00 Ft

Primary Bedroom 11.50 Ft x 14.50 Ft

Listing Presented By:



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Real Broker

<https://www.chamberlaingroup.ca/>

RE/MAX

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(CENTRAL)**

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