



## 2702 17 Avenue Calgary Alberta

\$385,900

Welcome to the trendy and sophisticated Condo 1741 located in the heart of sought-after Shaganappi with a very short & convenient proximity to Downtown. This 2 bed & 2 bath apartment, impeccably designed by Truman Homes, offers a beautifully balanced marriage of modern elegance and practicality. Illuminated in natural light, this unit features 9 ft ceilings, a stunning contemporary kitchen with 2-tone cabinets and high-end finishes, open shelving, white subway tile backsplash, sleek quartz countertops, designer stainless steel appliances including efficient countertop gas stove and built in oven, stylish lighting, built-in desk area and eating bar spacious enough to accommodate 4 guests. The bedrooms are separated by the main living space with access to the south facing balcony including a gas line for a BBQ. The master bedroom comes with a luxurious ensuite showcasing a large walk-in shower with marbled tile accents along with a walk-in closet complete with organizers. The generous 2nd bedroom offers ample closet space and the convenience of the nearby 4pc bath. Not to forget the in-suite laundry, that completes this unit. The unit comes with a storage locker located on the same floor, as well as bike storage, and a titled, heated, underground parking stall. The building is located 3 blocks from the LRT station. There are schools, parks, off-leash dog parks, recreation centre, golf course, numerous sports courts and playgrounds all within walking distance. Embrace the lock-and-leave lifestyle and explore the dynamic neighborhood, from vibrant cafes, restaurants & pubs to boutique shopping. Don't miss this opportunity to experience urban luxury - book your showing today! (id:6769)

Kitchen 10.25 Ft x 8.75 Ft  
Living room 14.17 Ft x 11.83 Ft  
Foyer 5.08 Ft x 4.08 Ft  
Primary Bedroom 10.08 Ft x 9.25 Ft  
Bedroom 10.00 Ft x 9.92 Ft

3pc Bathroom 7.50 Ft x 4.92 Ft  
4pc Bathroom 8.50 Ft x 4.92 Ft  
Laundry room 4.08 Ft x 3.17 Ft  
Other 9.58 Ft x 6.50 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.zoraryban.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca