



## 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:



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