



2702 17 Avenue Calgary Alberta

\$400,000

Situated on the TOP FLOOR, this corner unit enjoys abundant sunlight, treating you to breathtaking park and skyline views every day! Step into this welcoming open-concept home offering 2 bedrooms, 2 full bathrooms, and a balcony. The kitchen features contemporary cabinetry with under cabinet lighting, stainless steel appliances, quartz countertops, and a large island with additional storage and seating for eight. Upgrades can be seen throughout including engineered hardwood floors, 10 foot ceilings, smart locking entry door, and nest thermostat. The primary bedroom with built-in night stands accommodates a king sized bed, the sleek ensuite has floor to ceiling tiles and a large shower. You'll appreciate the convenience of a titled parking stall directly next to the elevator, bike storage room, and assigned storage just down the hall from the unit. Immaculately maintained by its original owners, this unit is move-in ready; the reasonable condo fees include water, sewer, heat, gas, insurance, professional management, snow removal, common area maintenance, and reserve fund contributions. Ideally located close to a host of amenities including restaurants, shops, parks, LRT, Shaganappi Golf Course, grocery stores, Killarney pool, and local schools. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish condo! (id:6769)

Dining room 12.83 Ft x 10.33 Ft

Kitchen 3.83 Ft x 16.50 Ft

Living room 16.75 Ft x 10.92 Ft

Primary Bedroom 11.58 Ft x 10.33 Ft

3pc Bathroom 7.33 Ft x 7.83 Ft

Bedroom 9.75 Ft x 10.75 Ft

3pc Bathroom 4.92 Ft x 7.42 Ft

Other 9.83 Ft x 6.83 Ft

Listing Presented By:



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