



## 2702 17 Avenue Calgary Alberta

\$389,900

Discover the epitome of urban living in this top-floor, corner unit at 406, 2702 17 Ave SW. This exquisitely designed 2-bedroom, 2-bathroom condo offers a perfect blend of style, comfort, and convenience, making it ideal for those seeking a vibrant lifestyle in one of Calgary's most sought-after locations. Step inside to find a beautifully upgraded space featuring stunning flooring throughout, soaring 10' ceilings, and the comfort of air conditioning. The modern kitchen is a chef's dream, boasting gleaming stainless steel appliances, including a gas cooktop, built-in microwave, refrigerator, and dishwasher. Quartz countertops, unique lighting, and thoughtfully designed two-tone cabinetry make this kitchen both functional and stylish—perfect for preparing meals and entertaining guests. The primary bedroom is a private retreat, complete with a large walk-in closet and a sleek 3-piece ensuite bathroom. The second bedroom, generously sized and located on the opposite end of the unit, offers added privacy and is served by a 4-piece bathroom. Additional features include in-suite laundry with a stacked washer and dryer, a separately titled UNDERGROUND parking stall, an assigned storage locker, and additional bicycle storage. This condo has been freshly painted and is move-in ready! Ideally situated close to an array of amenities including trendy restaurants, shops, parks, Shaganappi Golf Course, Library, the Killarney pool and easy access to public transit (LRT), this condo offers everything you need for luxurious and convenient living in the heart of Calgary. (id:6769)

Other 4.67 Ft x 8.00 Ft

Kitchen 8.00 Ft x 9.00 Ft

Living room 11.75 Ft x 14.25 Ft

Primary Bedroom 9.25 Ft x 10.00 Ft

Primary Bedroom 9.92 Ft x 10.08 Ft

Laundry room 3.92 Ft x 4.08 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Other 7.00 Ft x 10.00 Ft

Listing Presented By:



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