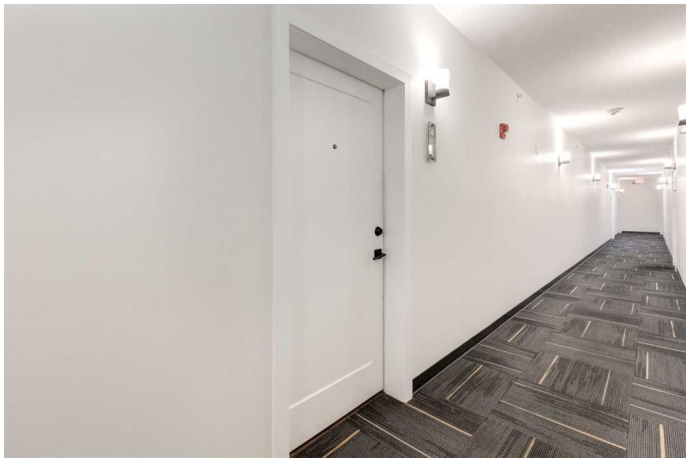
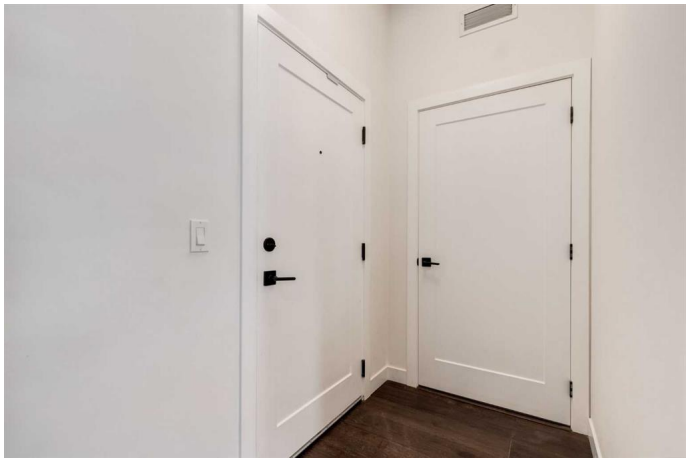
$374,900 - 404, 2702 17 Avenue Sw, Calgary

MLS® #A2249094

$374,900
2 Bedroom, 2.00 Bathroom, 671 sqft
Residential on 0.00 Acres





Shaganappi, Calgary, Alberta

2 bedroom 2 bathroom Top Floor Home. Souther exposure floods this modern home with natural light all day. But dont worry there is Air Conditioning to keep you cool on those hot summer days. Bedrooms are on opposite sides of the common living spaces. The striking kitchen opens to the living room and has stainless steel built in appliances, a countertop gas stove and sleek hidden hood fan. An amazing location just 5 blocks to the LRT station and a stones throw from vibrant 17th ave. One underground parking stall in the heated parked. Out os suite Storage locker on the same floor as the home. This building also offers secure bike storage, and underground visitor parking stalls. Owner occupied since new. This hame has been gently lived in and immaculately maintained.

Built in 2016

Essential Information

MLS® #	A2249094
Price	$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	671
Acres	0.00
Year Built	2016
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	404, 2702 17 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3c1k7

Amenities

Amenities	Elevator(s), Visitor Parking, Snow Removal
Parking Spaces	1
Parking	Parkade, Titled, Underground, Heated Garage
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, Elevator, Kitchen Island, No Animal Home, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Microwave, Refrigerator, Window Coverings, Wall/Window Air Conditioner, Gas Cooktop, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	60
Zoning	MU-1 f4.5h22

Listing Details

Listing Office Bow Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.