

\$288,900 - 3, 2804 17 Avenue Sw, Calgary

MLS® #A2266952

\$288,900

1 Bedroom, 2.00 Bathroom, 580 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Back on the market! Modern Minimalist Corner Townhouse – Stylish, Simple, and Sustainable Living!

Located in a peaceful, well-connected inner city neighborhood, this home offers the perfect balance of urban convenience and tranquil living.

Experience the beauty of simplicity in this thoughtfully designed minimalist townhouse, where clean lines and open spaces create a calm, clutter-free atmosphere.

This home features an open-concept layout that seamlessly connects the living, dining, and kitchen areas – perfect for those who appreciate functional design and modern aesthetics.

The kitchen comes equipped with brand-new stainless steel appliances, sleek cabinetry, and energy-efficient LED fixtures that blend form and function.

Upstairs, the spacious master bedroom with double closets, providing ample storage while maintaining the minimalist aesthetic. A private balcony, ideal for morning coffee or evening relaxation. Enjoy the abundant sunlight and a serene retreat from the city’s bustle! A convenient 4 piece bathroom with tasteful designer wall completes this level,

Downstairs, a spacious basement living room offers a cozy retreat for relaxing or working – ideal for movie nights or a quiet office or 2nd bedroom. The home includes a newly renovated bathroom with modern fixtures, plus a laundry room with built-in shelving for



organized convenience.

Throughout the home, high-end luxury vinyl plank flooring adds warmth, durability, and a refined modern touch.

Outside, youâ€™ll find a tidy yard and a welcoming front porch.

With neutral color tones, high-quality finishes, and low-maintenance materials, this townhouse is ideal for anyone embracing a minimalist lifestyle â€“ less stuff, more space, and a focus on what truly matters.

Close to everything, best inner-city living with quick access to downtown, 17th Ave, and the CTrain station. Few minutes away to Shaganappi Point Golf Course, Edworthy Park, schools, playgrounds, shops, restaurants and cafÃ©s.

Built in 1978

Essential Information

MLS® #	A2266952
Price	\$288,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	580
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3, 2804 17 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3E 6K8

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Plug-In, Stall

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Fire Pit, Private Entrance, Private Yard, Courtyard
Lot Description	Lawn, Private, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2025
Days on Market	9
Zoning	MU-1 f4.5h22

Listing Details

Listing Office	Century 21 Bravo Realty
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