

# \$299,777 - 309, 2702 17 Avenue Sw, Calgary

MLS® #A2263645

**\$299,777**

1 Bedroom, 1.00 Bathroom, 493 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Corner end unit on the 3rd floor in a prime location, on the quiet side of the building. This home has ultra modern interiors with wide plank engineered hardwood flooring, high gloss white cabinetry with soft close drawers and doors, striking black fixtures. Well planned and scaled home with not a square inch of unused space. Gourmet kitchen offers Cesarstone quartz countertops, gas countertop stove, AEG pullout hoodfan, built in wall oven, Double door Stainless steel fridge, and anthracite undermount sink with Kohler touchless Faucet. Private and quiet location with no view obstructions, or neighbours looking into your windows. This building is just 3 blocks to the Shaganappi Point LRT station, and a 5 min drive to DT and 17th ave. An Unbeatable inner city location. Insuite Laundry. One underground Parking Stall. Same floor out of suite storage locker. Secure Bike storage in parkade.

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2263645  |
| Price          | \$299,777 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 493       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2016              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 309, 2702 17 Avenue Sw |
| Subdivision | Shaganappi             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 1K7                |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Heated Garage, Titled, Underground, Guest              |
| # of Garages   | 1                                                      |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings            |
| Heating           | Natural Gas, Hot Water                                                                                         |
| Cooling           | None                                                                                                           |
| # of Stories      | 4                                                                                                              |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Entrance, Storage |
| Roof              | Flat                                             |
| Construction      | Composite Siding, Wood Frame                     |
| Foundation        | Poured Concrete                                  |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 21st, 2025 |
| Zoning      | MU-1 f4.5h22       |

### Listing Details

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.