

# \$379,900 - 201, 2702 17 Avenue Sw, Calgary

MLS® #A2243214

**\$379,900**

2 Bedroom, 2.00 Bathroom, 753 sqft

Residential on 0.02 Acres

Shaganappi, Calgary, Alberta

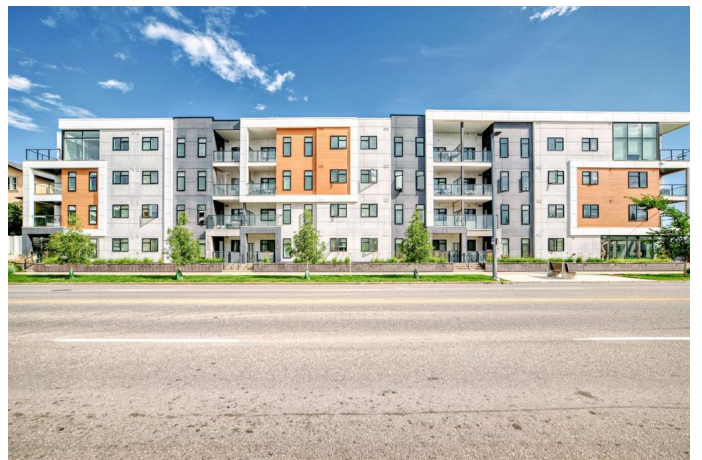
Welcome to Elevated Urban Living in the Heart of Shaganappi!

Step into this freshly painted, immaculately maintained corner unit that feels just like brand new. Located in one of Calgary's most sought-after communities, this upscale apartment offers a perfect fusion of modern elegance and urban convenience. With two spacious bedrooms and two pristine bathrooms, this home boasts a brand new floor and a thoughtfully designed open-concept layout that's flooded with natural light.

The sleek, contemporary kitchen features stainless steel appliances, quartz countertops, upgraded lighting, and a rare kitchen window—an added touch that brings in even more sunshine. The living and dining areas flow effortlessly across rich, brand new flooring, creating a stylish yet welcoming space perfect for entertaining or unwinding.

The spacious primary suite offers a beautifully finished ensuite, while the second bedroom sits beside a full guest bathroom—ideal for visitors or shared living. Enjoy the practicality of in-suite laundry, generous storage, and a private balcony with breathtaking city views.

Additional highlights include titled underground parking, a secure building, and an unbeatable location—just steps from the LRT, schools, a golf course, shops, restaurants, a public



library, dog park, and the Killarney Aquatic & Recreation Centre.

Move-in ready and showing like a brand new home, this is an opportunity you donâ€™t want to miss. Call today to schedule your private viewing!

Built in 2016

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243214          |
| Price          | \$379,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 753               |
| Acres          | 0.02              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 201, 2702 17 Avenue Sw |
| Subdivision | Shaganappi             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E8A5                 |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking |
| Parking Spaces | 1                                     |
| Parking        | Titled, Underground                   |

**Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Electric Range, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating      | Hot Water                                                                                                 |
| Cooling      | None                                                                                                      |
| # of Stories | 4                                                                                                         |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Storage                           |
| Construction      | Aluminum Siding, Composite Siding |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 50              |
| Zoning         | MU-1            |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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