

\$350,000 - 207, 5340 17 Avenue Sw, Calgary

MLS® #A2253061

\$350,000

3 Bedroom, 2.00 Bathroom, 1,148 sqft
Residential on 0.00 Acres

Westgate, Calgary, Alberta

OPEN HOUSE SAT SEPT 27TH FROM 12-2PM! Step into this beautifully updated townhouse in the desirable Southwest community of Westgate, where urban convenience meets modern comfort. The heart of this home is a brand-new, stunning kitchen. With new cabinets, quartz countertops, and a full suite of stainless steel appliances. The kitchen flows into a charming dining area, separated from the living room by stylish railings, creating a bright and open feel. The living room is an incredible space for relaxing or entertaining, featuring dramatic high ceilings and a centrepiece potbelly-style fireplace that adds a cozy, rustic touch. A convenient half-bath on the main floor completes the living space. Upstairs, you'll find three comfortable bedrooms and a full four-piece bathroom. Beautiful laminate flooring in the bedrooms adds a touch of modern elegance and is both durable and easy to maintain. The basement is currently unfinished, offering a blank canvas for you to design the perfect space to suit your lifestyle—whether that's a home gym, a family room, or a private retreat. Enjoy your own private backyard oasis, perfect for summer barbecues or a quiet evening outdoors, with the added bonus of no rear neighbours. Location is everything as you're just a short walk from the LRT on 17th Avenue, offering easy access to the entire city. A quick drive puts you at the heart of the surrounding communities shops and restaurants, while easy access to Stoney Trail makes commuting



a breeze. This is an exceptional opportunity to own a stylish, move-in-ready home in a prime location.

Built in 1976

Essential Information

MLS® #	A2253061
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,148
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	207, 5340 17 Avenue Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 6M3

Amenities

Amenities	None
Parking Spaces	2
Parking	Stall, Additional Parking

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	34
Zoning	MC-1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.