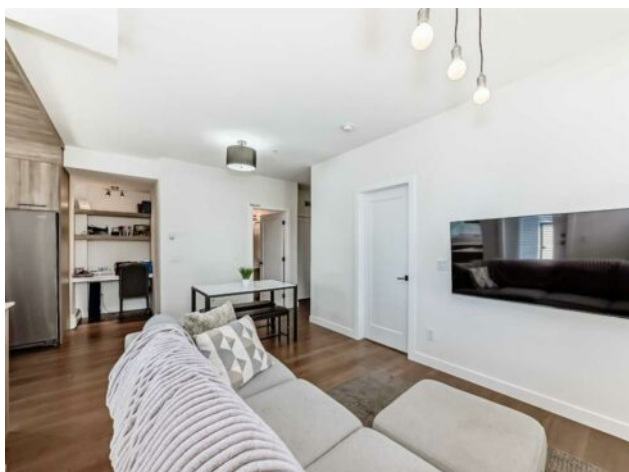


310, 2702 17 Avenue SW
Calgary, Alberta

MLS # A2229496



\$330,000

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	508 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 345
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan		

Inclusions: None

Welcome to this beautifully designed 1-bedroom corner unit in a prime inner-city location. Situated on the 3rd floor, this home is flooded with natural light, thanks to the additional windows and a bright open-concept layout. The stylish apartment features 9-foot CEILINGS and a host of PREMIUM UPGRADES, quartz countertops, stainless steel appliances, two-tone soft-close cabinetry with natural wood base and high-gloss white uppers. Wide plank engineered hardwood flooring flows throughout the main living space, and a built-in office nook adds functionality for remote work. Enjoy a spacious bedroom, a well-appointed 4-piece bathroom, in-suite laundry, and thoughtful storage throughout. With LOW CONDO FEES of just \$344.96/MONTH, this property includes a titled heated underground parking stall and an assigned storage locker, making it ideal for active urban living. Located just blocks from the C-Train station with quick access to downtown, Shaganappi Golf Course, and the Calgary Tennis Club, this condo offers the perfect balance of modern style, convenience, and location. Ideal for first-time buyers, professionals, or investors. Book your showing today!