

203, 2702 17th  
Calgary, Alberta

MLS # A2167206



## \$385,000

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	677 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Gated, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Wood Frame	<b>Zoning:</b>	MU-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

Come check out this Bright & Chic South facing unit in the 1741 Building! Looking for a central location with excellent transit access and just steps from all the stops and shops that 17th Ave SW has to offer, well you've found it! This city home comes with 2 bedrooms + 2 full bathrooms, insuite laundry, same floor storage locker, stainless steel appliances, gas cook top, built-in desk, modern millwork accents and heated underground parking! If your looking for sunshine, unquestionably this home has it! All South facing oversized windows and doors. Solid hardwood and ceramic tile throughout not only provide an elegant look but are easy to maintain. Are you looking for a pet friendly place or investment property? This well run condo building is well positioned by well ranked schools, malls, playgrounds, one of the Best Community association clubhouses in Calgary and the Killarney Aquatic Centre. Carefully designed and built by one of Calgary's premier builder developers the low maintenance exterior will keep this contemporary styled building looking sharp for years to come.