

# \$404,900 - 408, 2702 17 Avenue Sw, Calgary

MLS® #A2221439

**\$404,900**

2 Bedroom, 2.00 Bathroom, 805 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Welcome to a modern top-floor gem in the heart of Shaganappi, brought to you by the renowned Truman Homes. This stylish 2-bedroom, 2-bathroom condo offers a perfect blend of luxury and convenience in one of Calgary's most vibrant inner-city communities. Just steps from the LRT, Westbrook Mall, Killarney Aquatic Centre, and the lively energy of 17th Avenue, this home is ideally positioned for both lifestyle and connectivity. Step inside to discover 10-foot ceilings and engineered hardwood flooring throughout the bright, open layout. The gourmet kitchen is a standout, showcasing quartz countertops, two-tone cabinetry, stainless steel appliances including a built-in convection oven and gas cooktop, and a sleek subway tile backsplash. The spacious living area is framed by large windows that flood the space with natural light and opens onto a North-facing balcony equipped with a gas line - perfect for summer BBQs. The primary bedroom features a walk-through closet and a beautifully finished ensuite with a glass-enclosed walk-in shower. A second full bathroom, generous second bedroom, and a built-in desk nook - ideal for a home office - add to the thoughtful design. Additional highlights include in-suite laundry, central heating and air conditioning, titled underground parking, and a conveniently located assigned storage locker. If you're seeking low-maintenance urban living without compromising on quality or style, this is the



place. Enjoy quick access to downtown and all the amenities that make Calgary's inner west side so desirable. Book your showing today!

Built in 2016

**Essential Information**

MLS® #	A2221439
Price	\$404,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	805
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	408, 2702 17 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8A5

**Amenities**

Amenities	Bicycle Storage, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), No Animal Home
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Gas Cooktop

Heating	Natural Gas, Baseboard
Cooling	Wall Unit(s)
# of Stories	4

## Exterior

Exterior Features	None
Construction	Composite Siding, Wood Frame

## Additional Information

Date Listed	May 15th, 2025
Days on Market	116
Zoning	MU-1

## Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

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.