

14, 2906 17 Avenue SW  
Calgary, Alberta

MLS # A2214307

**\$209,900**

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	501 sq.ft.	Age:	1965 (60 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 529
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	MU-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

Step into this upgraded and well-cared-for condo in the popular community of Shaganappi! This fantastic apartment features stainless steel appliances, granite countertops, a stylish tile backsplash, high-quality cabinetry, and a kitchen island with a stone surface. Enjoy knockdown ceilings, durable laminate flooring throughout (including cozy bedroom carpeting), convenient in-suite laundry, and an electric fireplace framed by custom built-in shelving \*\*\*Living room and the bedroom are good size\*\*\* Enjoy the convenience of an assigned parking stall (with a plug-in) and store your stuff in the assigned storage locker. Walking distance to numerous coffee shops (two right across the street), Italian store, with another boutique coffee place and Westbrook Mall. You are within a 7 minute walk to the Westbrook LRT and the Shaganappi Pointe LRT stations. Bus stop is right across the street too. This is an amazing place to call HOME! The complex is well managed and has a healthy reserve fund. Call your agent NOW to book a private viewing!