

\$374,900 - 403, 2702 17 Avenue Sw, Calgary

MLS® #A2270626

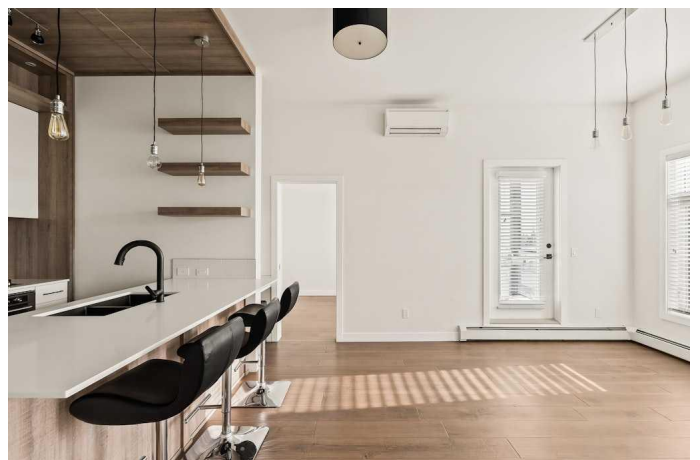
\$374,900

2 Bedroom, 2.00 Bathroom, 670 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Perched on the top floor of 1741, this beautifully curated 2-bed, 2-bath residence blends contemporary sophistication with effortless urban living, offering a sunny south-facing balcony with a gas BBQ hook-up and a coveted position steps from Calgary's favourite restaurants, boutique shopping, the LRT, Killarney Pool, Shaganappi Golf Course, local parks, and the library. Inside, illuminated in natural light and boasting all fresh paint, discover hand-scraped engineered hardwood floors that sets a warm, textural foundation for the opulent picture-frame kitchen-finished with high-gloss soft-close cabinetry, white subway tile backsplash stainless steel appliances including a gas cooktop and french-door fridge with filtered water/ice, Caesarstone counters, an under mount sink, under-cabinet LED lighting, and modern industrial-inspired fixtures glowing with vintage Edison bulbs. Thoughtful finishes elevate the everyday: A/C, a custom pantry, added shelving over the built-in desk nook, a newer dishwasher (1.5 years), garburator, matte-black hardware throughout, and seamless in-suite laundry. The spacious layout offers plenty of space to entertain, and offers excellent separation between the bedrooms, making it ideal for couples, professionals, or shared living, while underground titled parking and an assigned storage unit provide year-round convenience. Perfectly balancing high design and high function, you'll find every element of refined



inner-city living in one exceptional property.
**OPEN HOUSE: Saturday, November 15th
from 1:00 - 3:00pm**

Built in 2015

Essential Information

MLS® #	A2270626
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	670
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	403, 2702 17 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8A5

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage, Trash
Parking Spaces	1
Parking	Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water

Cooling	Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Corner Lot, Low Maintenance Landscape, Street Lighting, Views
Construction	Aluminum Siding, Stucco, Wood Frame

Additional Information

Date Listed	November 13th, 2025
Days on Market	5
Zoning	MU-1 f4.5h22

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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