

# \$385,000 - 402, 2702 17 Avenue Sw, Calgary

MLS® #A2226098

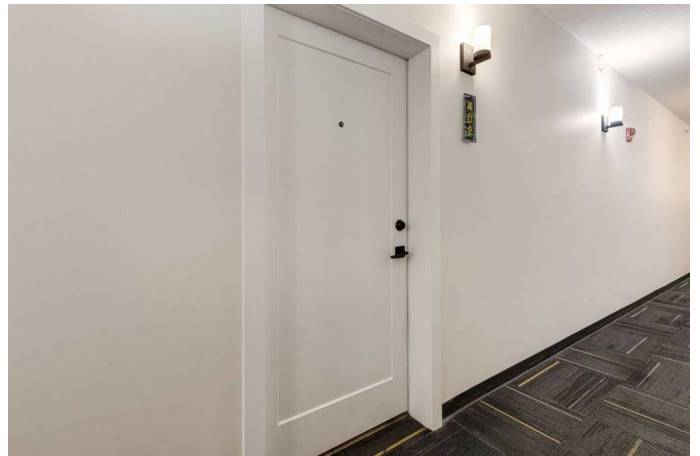
**\$385,000**

2 Bedroom, 2.00 Bathroom, 674 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Welcome to 1741 by Truman; a beautifully designed, top floor condo that perfectly blends modern style with everyday functionality. This air conditioned two bed, two bath unit boasts 12ft ceilings, a bright south facing exposure, and high-end finishes throughout. Step inside to discover an open concept layout with wide plank engineered hardwood floors and a thoughtfully designed living space that separates the bedrooms for added privacy. The stunning kitchen is a chef's dream, featuring a large quartz island, modern cabinetry, stainless steel appliances, including a gas cooktop, convection oven and built-in microwave. The spacious primary bedroom includes a walk-in closet and a luxurious ensuite bathroom with a tiled, glass-enclosed shower. The second bedroom also features a large closet and is located directly across from the second full bath with a tiled tub/shower combo. Additional highlights include a built-in desk nook; ideal for working from home, in suite laundry, a gas BBQ hookup, and a heated titled underground parking stall. You'll also enjoy a separate storage locker conveniently located on the same floor, secure bike storage and visitor parking located underground. All this in an unbeatable location; just two blocks from Shaganappi Point train station, minutes to 17th Ave's shops and restaurants, and within walking distance to Shaganappi Golf Course, Westbrook Mall, Nicholls Family Library, and a variety of parks, rec centers, and off-leash areas. This



well-appointed unit truly has it all; modern design, upscale features, and a prime location. Book your private showing today!

Built in 2016

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2226098          |
| Price          | \$385,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 674               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 402, 2702 17 Avenue Sw |
| Subdivision | Shaganappi             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 8A5                |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Elevator(s), Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Titled, Underground                           |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters      |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard  |
| Cooling           | Central Air  |

# of Stories                4

## **Exterior**

Exterior Features    Balcony, BBQ gas line  
Construction        Wood Frame, Composite Siding

## **Additional Information**

Date Listed            July 18th, 2025  
Days on Market       2  
Zoning                 MU-1 f4.5h22

## **Listing Details**

Listing Office         RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.