

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

MLS® #A2226098

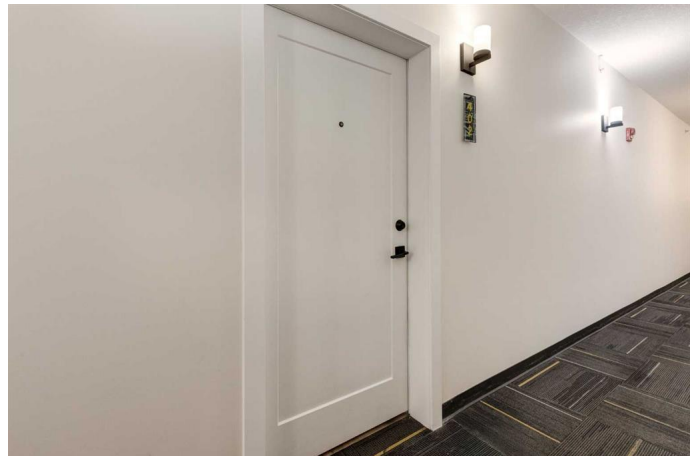
\$385,000

2 Bedroom, 2.00 Bathroom, 674 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

OPEN HOUSE: Saturday July 26th between 1-3pm. 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	Elevator(s), Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer Stacked, Gas Cooktop
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	8
Zoning	MU-1 f4.5h22

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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