

\$159,900 - 14, 2906 17 Avenue Sw, Calgary

MLS® #A2226346

\$159,900

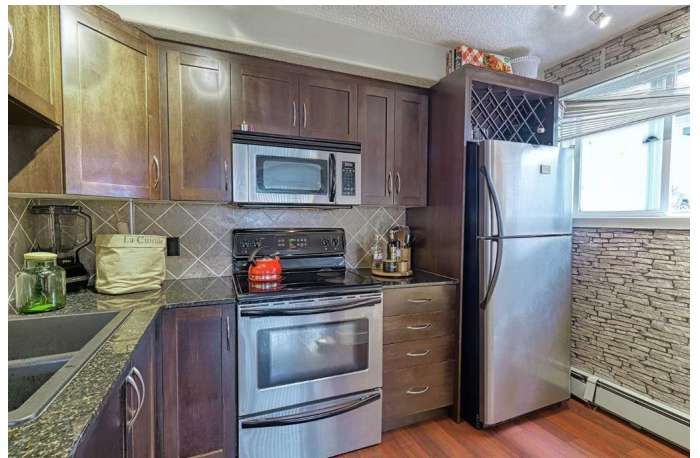
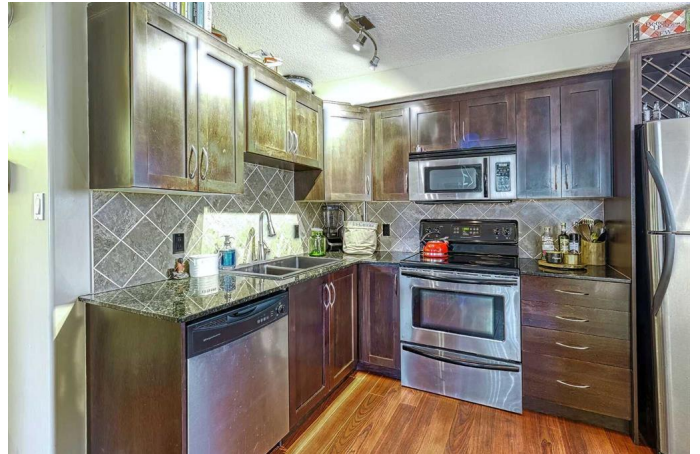
1 Bedroom, 1.00 Bathroom, 501 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

PRICED TO SELL!!!! LOCATION, LOCATION, LOCATION! Just a 5-minute walk to the LRT which gets you downtown fast! There is a bus stop right out front and if you're driving, you're 10 minute from downtown via Bow Trail. Steps from trendy coffee shops, a quick stroll to Westbrook Mall and the popular Italian Centre. 3-minute drive to Shaganappi Golf Course course 8 minute drive from pubs and shops. This upgraded and meticulously maintained 1-bedroom condo is a dream for young professionals, first-time buyers, or savvy investors looking for a prime rental property. Unit features include an open-concept layout with knockdown ceilings and durable laminate flooring throughout. There is a stylish kitchen with granite countertops, stainless steel appliances, tile backsplash, and an island with stone surface. Cozy living room with an electric fireplace and custom built-in shelving. There is a generous sized bedroom, In-suite laundry, assigned parking stall with plug-in, and an assigned storage locker. The complex is well-managed, has a strong reserve fund, and offers great value in one of Calgary's most connected neighborhoods of Shaganappi. Whether you're looking to live in the heart of it all or secure a smart investment with high rental appeal—this is the one! Don't miss out—book your private showing today!

Built in 1965



Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2226346 |
| Price | \$159,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 501 |
| Acres | 0.00 |
| Year Built | 1965 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 14, 2906 17 Avenue Sw |
| Subdivision | Shaganappi |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 0A9 |

Amenities

| | |
|----------------|-----------------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Assigned, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | No Smoking Home |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating | Baseboard, Hot Water, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Mantle |
| # of Stories | 3 |

Exterior

| | |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

| | |
|--------------|-----------------|
| Roof | Tar/Gravel |
| Construction | Brick, Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 21 |
| Zoning | MU-1 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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