

# \$149,900 - 14, 2906 17 Avenue Sw, Calgary

MLS® #A2226346

**\$149,900**

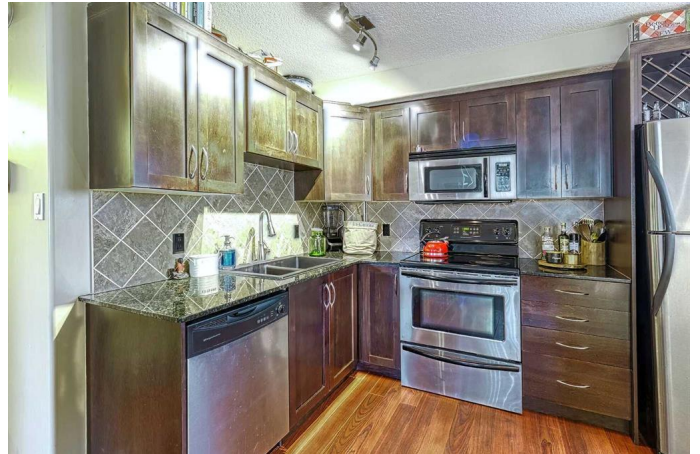
1 Bedroom, 1.00 Bathroom, 501 sqft

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	\$149,900
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, Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantle
# of Stories	3

## Exterior

Exterior Features	Other
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Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	33
Zoning	MU-1

### **Listing Details**

Listing Office	RE/MAX First
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