

# \$409,900 - 2542 17 Avenue Sw, Calgary

MLS® #A2187754

**\$409,900**

2 Bedroom, 2.00 Bathroom, 1,093 sqft  
Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Welcome to this beautifully renovated inner-city townhouse! This 2-bedroom, 2-bathroom home offers approximately 1,100 sq. ft. of thoughtfully designed living space, ideal for those seeking convenience and modern comfort.

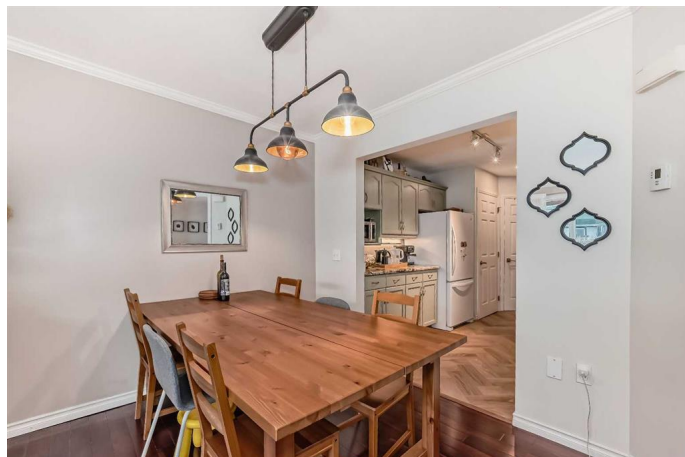
Enjoy a short commute to downtown Calgary, the University of Calgary, and Mount Royal University. This prime location is also within walking distance of the Shaganappi C-train station and just minutes from the vibrant shops and restaurants along 17th Avenue.

The upper floor features a spacious bedroom and modern bathroom with a walk-in shower. New windows replaced in 2024 will further enhance the home's energy efficiency and aesthetic.

On the main floor, you'll find a generously sized master bedroom with a walk-in closet and a luxurious 4-piece ensuite bathroom. The private patio offers a lovely outdoor retreat, and the included covered parking stall is conveniently located right outside your front door.

Additional features include in-unit storage and a secure storage cage in a locker room, providing ample space for your belongings. This desirable and private townhouse is move-in ready and waiting for you to call it home. Schedule your private showing today!

Built in 1995



## Essential Information

MLS® #	A2187754
Price	\$409,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,093
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	1 and Half Storey
Status	Active

## Community Information

Address	2542 17 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7G9

## Amenities

Amenities	Colf Course, Playground, Snow Removal, Trash
Parking Spaces	1
Parking	Carport

## Interior

Interior Features	Granite Counters, No Animal Home, Open Floorplan, Storage, French Door
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, See Remarks

## Exterior

Exterior Features	Playground, Storage
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Lot Description	Back Lane, Level
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	55
Zoning	MU-1

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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