

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

MLS® #A2226346

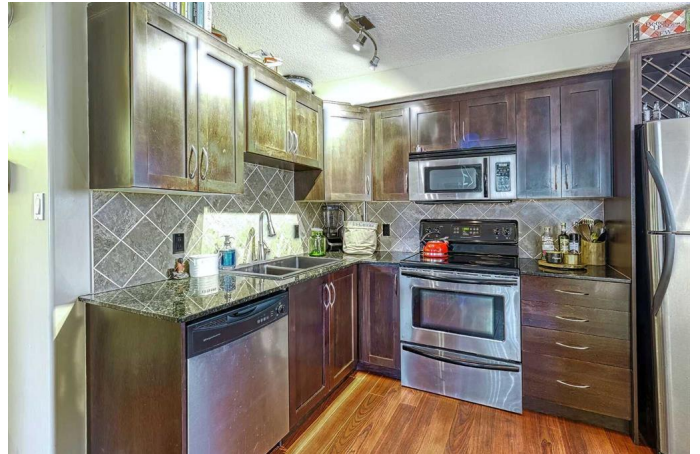
**\$159,900**

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        | Stall, Assigned |

## 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 | 16             |
| Zoning         | MU-1           |

### **Listing Details**

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

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