

**701, 2909 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2310855**



**\$219,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	853 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 644
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	MU-1 f4.5h23
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Elevator, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** 2 garage remotes and 1 remote for ceiling fan

TOP FLOOR-SOUTH FACING-CONCRETE BUILDING-DT AND MTN VIEWS-UNDERGROUND PARKING-INSUITE LAUNDRY! This unit checks all the boxes. Great location off 17 Avenue and across the street from the Killarney Aquatic and Rec Center, large park and playground and walking distance to the C-train station. This beautiful south facing end unit has had numerous upgrades including the kitchen, flooring, fresh paint throughout, and lighting. The floorplan is nice and open and the large windows flood the unit with natural light. The good sized primary bedroom has a walk through closet to the shared 4pce main bath. There is insuite laundry, a large south facing balcony, and titled underground parking stall #31 on P2. Easy access to DT and close to schools, shopping, and numerous restaurants. Great unit priced to sell!