

**603, 2909 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2300384**



**\$235,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	757 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 578
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	MU-1 f4.5h23
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage		

**Inclusions:** none

Welcome to a fantastic opportunity in a well-managed concrete building, perfectly located on vibrant 17th Avenue! This bright, south-facing 2-bedroom condo offers over 750 SF of well-designed living space, filled with natural light throughout the day—ideal for first-time buyers or investors. Enjoy the sunny exposure from your quiet south-facing balcony—perfect for relaxing or enjoying your morning coffee. The kitchen has been updated with granite countertops and stainless steel appliances, offering both style and functionality. This home features two generously sized bedrooms, a 4-piece bathroom with a soaker tub, and the convenience of newer in-suite laundry. A titled underground parking stall adds everyday comfort. Located in a secure, professionally managed building with condo fees that include all utilities except electricity, this is truly a low-maintenance and affordable option. Walking distance to the C-Train, shops, restaurants, and amenities, and just steps to the Killarney Aquatic Centre. A great opportunity in a prime location—don't miss it!