

4, 2902 17 Avenue SW
Calgary, Alberta

MLS # A2316167



\$149,900

Division:	Shaganappi		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	495 sq.ft.	Age:	1965 (61 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	MU-1 f4.5h22
Foundation:	-	Utilities:	-
Features:	Bookcases, Built-in Features, See Remarks		

Inclusions:	N/A
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INCREDIBLE VALUE! NEW PRICE! Welcome to incredible inner-city value in the heart of Shaganappi! Perfectly positioned just off 17th Avenue, this top-floor corner unit in the quiet concrete Four Seasons complex offers an amazing opportunity for first-time buyers, investors, or anyone looking to enjoy low-maintenance urban living close to everything. Inside, you’ll find a bright and functional one-bedroom, one-bathroom layout featuring granite countertops, a large island perfect for entertaining or casual dining, and the convenience of in-suite laundry. The spacious bedroom is complemented by a well-appointed 4-piece bathroom, while the private balcony offers a great spot to unwind after a busy day. This well-maintained unit also includes extra storage in the building and a parking stall conveniently located right outside the back entrance for added ease. Enjoy an unbeatable location just steps to transit, the LRT, shopping, restaurants, and all the energy of 17th Avenue, while still coming home to the peace and quiet of a solid concrete building. Affordable, convenient, this is your chance to get into the market in one of Calgary’s most connected inner-city communities!