

\$289,000 - 705, 2909 17 Avenue Sw, Calgary

MLS® #A2186073

\$289,000

2 Bedroom, 1.00 Bathroom, 862 sqft
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

CONCRETE BUILDING â€“ TITLED
UNDERGROUND HEATED
PARKING-ELEVATOR-RENOVATED-TOP
FLOOR-SOUTH WEST CORNER-ROCKY
MOUNTAIN VIEWS- PLENTY OF NATURAL
LIGHT-2 BEDROOMS-1 BATHROOM- IN
SUITE LAUNDRY-861 SQUARE FEET OF
LIVING SPACE- Beautifully renovated, open
floor plan features a dining area for 4-6
people, a spacious living room, a dream
kitchen with a stainless steel appliance
package (dishwasher, hood fan, microwave
oven, stove and oven), granite counter tops,
undermount sink, ample cabinetry and a large
window above the sink which provides
stunning mountain views. The 2 bedrooms are
airy, have plentiful closet space and are
flooded with natural light. The bathroom has
additional storage with an upgraded tiled tub
surround. Included with the condo are a
washer and dryer, located in a spacious closet
(8â€™X4â€™) allowing for more in suite
storage. The large balcony (16â€™X5â€™)
has a southern exposure and faces a grassy
park on a quiet street, has incredible mountain
views, is also great for entertaining friends
and/or family and BBQing. The underground
parking stall is titled which means you own the
stall and it cannot be reassigned, and is very
close to the buildingâ€™s elevator.

LOCATION, LOCATION AND LOCATION:

The building is perfectly located five minutes
from downtown by car and 20 minutes by
public transit or bike. Major roadways such as



The Calgary Ring Road, Trans-Canada Highway, Sarcee Tr. and Crowchild Tr. are easily accessible. The condo is across the street from Killarney Aquatic and Recreation Centre. Also, many restaurants, hospitals, pubs, movie theatres, stores, supermarkets, golfing, shopping, public transit and schools are in the neighborhood or not too far. Immediate possession available, if needed. Don't miss this rare opportunity to own a condo in the coveted community of Killarney!

Built in 1982

Essential Information

MLS® #	A2186073
Price	\$289,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	862
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	705, 2909 17 Avenue Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0B1

Amenities

Amenities	Elevator(s), Garbage Chute, Other, Parking
Parking Spaces	1
Parking	Off Street, Parkade, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Closet Organizers, Elevator, Granite Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Boiler
Cooling	None
# of Stories	7

Exterior

Exterior Features	Balcony, Barbecue
Construction	Brick, Concrete

Additional Information

Date Listed	January 16th, 2025
Days on Market	57
Zoning	MU-1

Listing Details

Listing Office	TREC The Real Estate Company
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