

\$429,900 - 2538 17 Avenue Sw, Calgary

MLS® #A2241339

\$429,900

2 Bedroom, 1.00 Bathroom, 1,028 sqft

Residential on 0.00 Acres

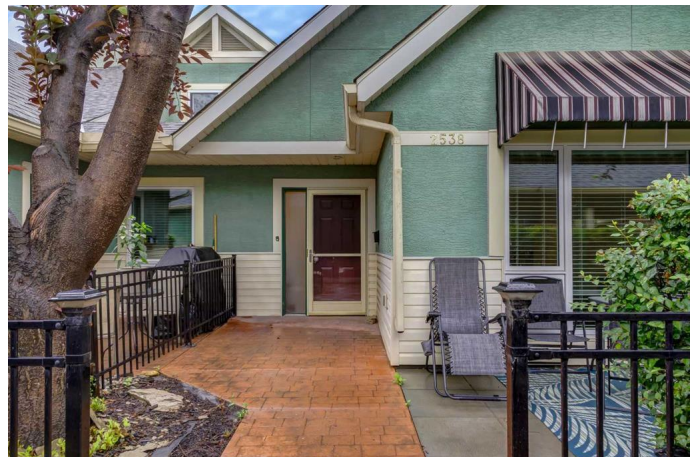
Shaganappi, Calgary, Alberta

Welcome to this beautifully updated villa-style townhouse with no age restriction in the heart of Shaganappi, perfectly situated on a quiet, tree-lined street just steps from the LRT, tennis courts, and the vibrant community amenity centre and park. This charming home offers the ease of one-level living, ideal for those seeking one level living with accessible design features, with a convenient carport located just outside your front door.

Inside, youâ€™ll find a thoughtfully updated interior that blends timeless elegance with modern touches. The bright white kitchen features gold-toned hardware, a stunning tile backsplash, and ample cabinetry. Entertain with ease in the spacious dining area, which opens seamlessly to a generous living room â€“ perfect for hosting friends or relaxing at home.

The relaxing primary bedroom boasts a walk-in closet with custom built-ins, while the central 4-piece bath includes a designer gold-framed mirror and sleek gold faucets. A second bedroom offers flexibility as a guest room or den, depending on your needs.

This low-maintenance, stylish home offers a rare blend of inner-city convenience, comfort, and charm â€“ the perfect place to settle into a more relaxed lifestyle without sacrificing access to everything you love.



Built in 1995

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2241339 |
| Price | \$429,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,028 |
| Acres | 0.00 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2538 17 Avenue Sw |
| Subdivision | Shaganappi |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 7G9 |

Amenities

| | |
|----------------|--------------------------------|
| Amenities | Parking |
| Parking Spaces | 1 |
| Parking | Alley Access, Carport, Covered |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Crown Molding, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| # of Stories | 1 |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Awning(s) |
| Lot Description | Back Lane, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Treed, Underground Sprinklers |
| Roof | Asphalt |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 18th, 2025 |
| Days on Market | 3 |
| Zoning | MU-1 f3.0h16 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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