

# \$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€™<sup>TM</sup>X4â€™<sup>TM</sup>) allowing for more in suite  
storage. The large balcony (16â€™<sup>TM</sup>X5â€™<sup>TM</sup>)  
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	56
Zoning	MU-1

## Listing Details

Listing Office	TREC The Real Estate Company
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