

# \$350,000 - 207, 5340 17 Avenue Sw, Calgary

MLS® #A2253061

## \$350,000

3 Bedroom, 2.00 Bathroom, 1,148 sqft  
Residential on 0.00 Acres

Westgate, Calgary, Alberta

OPEN HOUSE SAT SEPT 27TH FROM 12-2PM! Step into this beautifully updated townhouse in the desirable Southwest community of Westgate, where urban convenience meets modern comfort. The heart of this home is a brand-new, stunning kitchen. With new cabinets, quartz countertops, and a full suite of stainless steel appliances. The kitchen flows into a charming dining area, separated from the living room by stylish railings, creating a bright and open feel. The living room is an incredible space for relaxing or entertaining, featuring dramatic high ceilings and a centrepiece potbelly-style fireplace that adds a cozy, rustic touch. A convenient half-bath on the main floor completes the living space. Upstairs, you'll find three comfortable bedrooms and a full four-piece bathroom. Beautiful laminate flooring in the bedrooms adds a touch of modern elegance and is both durable and easy to maintain. The basement is currently unfinished, offering a blank canvas for you to design the perfect space to suit your lifestyle—whether that's a home gym, a family room, or a private retreat. Enjoy your own private backyard oasis, perfect for summer barbecues or a quiet evening outdoors, with the added bonus of no rear neighbours. Location is everything as you're just a short walk from the LRT on 17th Avenue, offering easy access to the entire city. A quick drive puts you at the heart of the surrounding communities shops and restaurants, while easy access to Stoney Trail makes commuting



a breeze. This is an exceptional opportunity to own a stylish, move-in-ready home in a prime location.

Built in 1976

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2253061      |
| Price          | \$350,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,148         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 207, 5340 17 Avenue Sw |
| Subdivision | Westgate               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 6M3                |

**Amenities**

|                |                           |
|----------------|---------------------------|
| Amenities      | None                      |
| Parking Spaces | 2                         |
| Parking        | Stall, Additional Parking |

**Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                                     |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Full, Unfinished        |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Yard                      |
| Roof              | Asphalt Shingle                |
| Construction      | Wood Frame, Wood Siding        |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 35                  |
| Zoning         | MC-1                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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