

# \$360,000 - 207, 5340 17 Avenue Sw, Calgary

MLS® #A2253061

## \$360,000

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	\$360,000
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	16
Zoning	MC-1

## Listing Details

Listing Office	eXp Realty
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