



THE
A-TEAM

**RE/MAX
FIRST**

519 17 Avenue #750, Calgary T2S 0A9

MLS® #: **A2107380**

Area: **Cliff Bungalow**

Listing Date: **02/12/24**

List Price: **\$331,000**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1967**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **774**
Low Sqft:
Ttl Sqft: **774**

Access:
Lot Feat:
Park Feat:

Titled, Underground

DOM

97

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Concrete**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Cooktop, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator**
Int Feat: **Double Vanity, Granite Counters, No Animal Home, No Smoking Home, See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	12`11" x 9`11"
Living Room	Main	12`7" x 6`8"
Bedroom	Main	12`10" x 8`7"
Balcony	Main	8`0" x 4`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`7" x 10`2"
Bedroom - Primary	Main	12`10" x 9`4"
5pc Bathroom	Main	9`8" x 7`8"

Legal/Tax/Financial

Condo Fee:
\$593

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
C-COR1 f3.0h23

Legal Desc: **0714961**

Remarks

Pub Rmks: **Here's an opportunity to live in what could be the most lively area of the city as the owner is relocating and looking to pass this amazing top-floor unit onto someone, who will equally cherish it. Located at the intersection of 17th Avenue and Broadway (4th Street), of its own kind this penthouse in this eight-story building has no construction immediately above you! The living room features large windows that fill the space with light & privacy and unobstructed scenic view of the city. It's also perfectly designed for cross ventilation, which is a blessing in the summer months. The kitchen is updated with granite countertops and has plenty of cabinets. In the bathroom, enjoy a relaxing soak in the tub and the convenience of two sinks. Both bedrooms face south, flooding them with sunlight. The unit comes with a secure underground parking space, in-suite laundry, and is sold fully furnished. Previously, till Feb 2024, it was leased for \$2,200 a month without parking and it's currently on Airbnb booking for quicker possession and the owner at present is restricting to take fresh booking for busy July/Aug. months and after.**

Inclusions: **All furniture and furnishings.**
Property Listed By: **Rekha Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







