



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2815 17 Street #5, Calgary T2T1G9**

MLS® #: **A2110075**

Area: **South Calgary**

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

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1979**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **942**  
Low Sqft:  
Ttl Sqft: **942**

DOM

**86**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Concrete,Stucco,Wood Siding**  
Flooring: **Carpet,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Electric Range,Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Bar,Dry Bar,Granite Counters,Track Lighting**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 9`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 6`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 9`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>22`8" x 15`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$580**

Title: **Fee Simple**  
Fee Freq:

Zoning: **m-c1**

Legal Desc:	1612065	Monthly	Remarks
Pub Rmks:	Immaculately upgraded and kept unit in one of the most desirable areas of the city. Two generously sized bedrooms can each easily accommodate a king size bed and dresser. Open concept kitchen and living room allow for ample space to relax after a long day of work or entertain your guests without missing out on a conversation. this is truly a rare opportunity to own this pride of ownership. This unit offers the convenience of down town living at an amazing value.		
Inclusions:	Full Security system		
Property Listed By:	Royal LePage Benchmark		

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







