



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2318 17 Street #56, Calgary T2G 5R5**

MLS® #: **A2123410**

Area: **Inglewood**

Listing Date: **04/23/24**

List Price: **\$479,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2002**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,231**  
Low Sqft:  
Ttl Sqft: **1,231**

DOM

**26**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **1 and Half Storey**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Environmental Reserve, Landscaped, Many Trees, Views  
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction:  
**Stone, Vinyl Siding, Wood Frame**  
Flooring:  
**Hardwood, Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Wine Refrigerator**  
Int Feat: **Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Lower	4`9" x 6`9"
4pc Ensuite bath	Main	6`6" x 9`5"
Dining Room	Main	11`3" x 9`1"
Kitchen	Main	9`6" x 11`0"
Bedroom - Primary	Main	11`0" x 10`11"
Furnace/Utility Room	Main	5`7" x 9`8"

Room	Level	Dimensions
4pc Bathroom	Main	6`2" x 7`10"
Bedroom	Main	12`11" x 13`3"
Family Room	Main	12`7" x 12`2"
Living Room	Main	13`5" x 19`7"
Storage	Main	3`11" x 4`10"
Walk-In Closet	Main	7`3" x 7`6"

Legal/Tax/Financial

Condo Fee:  
**\$402**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d72**

Legal Desc: **0212781**

Remarks

Pub Rmks: **WELCOME HOME to your immaculate 2 BED, 2 FULL BATH property w/2 living spaces, hardwood floors & loads of west facing outdoor space! As you walk up to the front door note your ATTACHED GARAGE - huge bonus for our Calgary winters. There is a good sized foyer w/closet space for your boots and coats. Walk up the stairs and note the large living room w/a great BAR AREA complete w/mini deep freeze & bar fridge (included). This room is so bright w/SOUTH FACING WINDOWS. Past this entertaining/living room note the secondary bedroom (very large) as well as the full 4 pc bath, laundry area (W/D included) & utility room. The kitchen boasts upgraded SS APPLIANCES, newer LVP flooring & a corner PANTRY! The kitchen is adjacent next to the DINING SPACE & is home to more bright, natural light. The cozy family space towards the back of the home has more gleaming hardwood floors, open sightlines, GAS FIREPLACE & leads to your WEST PATIO (patio swing can be included if desired). Alternatively, this would make a wonderful extended dining space. The spacious PRIMARY SUITE features more of your wonderful natural light & has a large WIC & 4 pc ensuite. Spend time at the outdoor rink, take a bike ride along the extensive pathway system along the river, walk to the Inglewood Bird Sanctuary or take in the trendy and vibrant community of Inglewood all within walking distance as is schools & transportation. Come and check this home out!**

Inclusions: **Mini Freezer**  
Property Listed By: **Century 21 PowerRealty.ca**

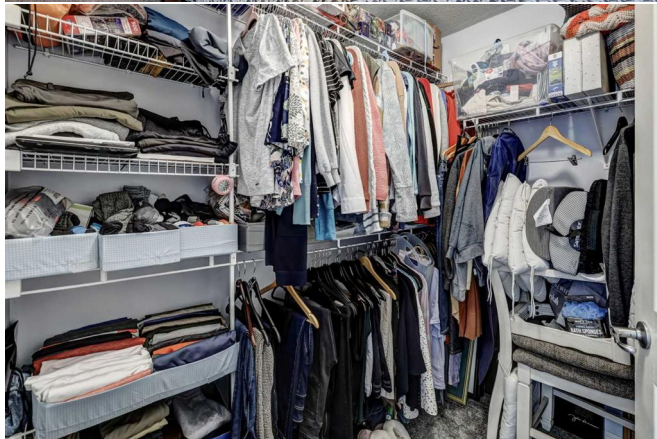
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



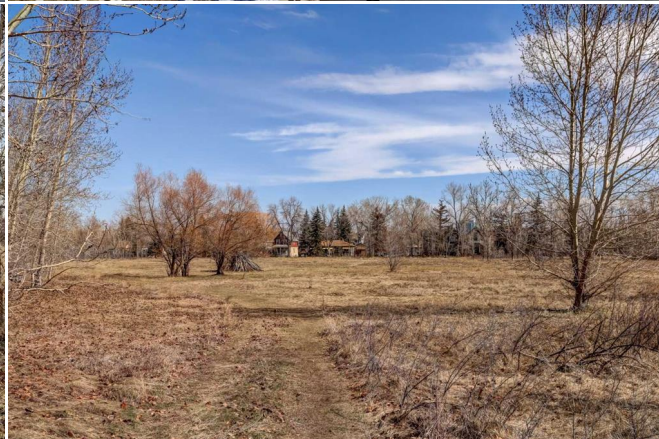
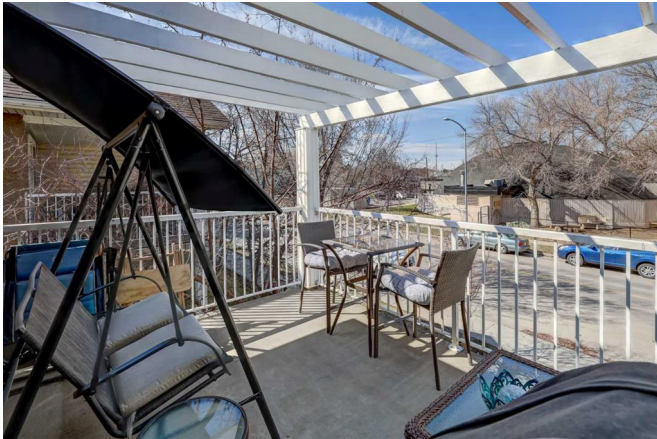














<b>Entry Floor</b>	Exterior Area 67.34 sq ft Interior Area 47.03 sq ft Excluded Area 228.39 sq ft
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PREPARED 2024/04/23

While regions are excluded from total floor area in IUCS floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.

<b>Main Floor</b>	Exterior Area 1286.56 sq ft Interior Area 1184.94 sq ft
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