



THE
A-TEAM

**RE/MAX
FIRST**

1919 17 Avenue #505, Calgary T2T 0E9

MLS® #: **A2124129**

Area: **Bankview**

Listing Date: **04/18/24**

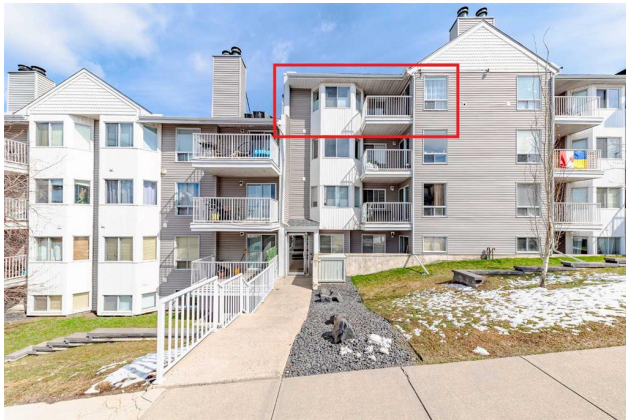
List Price: **\$269,900**

Status: **Pending**

County: **Calgary**

Change: **+\$10k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **966**
Low Sqft:
Ttl Sqft: **966**

DOM

31

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:

Heated Garage,Parkade,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony**

Construction:
Vinyl Siding,Wood Frame,Wood Siding
Flooring:
Ceramic Tile,Laminate
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **French Door,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`2" x 20`4"
Dining Room	Main	8`9" x 10`7"
Bedroom	Main	11`1" x 7`6"
Laundry	Main	5`0" x 5`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`2" x 11`3"
Bedroom - Primary	Main	12`9" x 14`10"
4pc Bathroom	Main	7`1" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$658

Title:
Fee Simple

Zoning:
M-C2

Legal Desc:	8810536	Fee Freq: Monthly	Remarks
Pub Rmks:	Best value for size and location in City Centre. Top floor with space to move. This clean bright unit is ideal if you are looking for space and have a budget in mind. This walkup unit offers a large primary bedroom with lovely bay window and large closet. The second bedroom is smaller but perfect for a spare room or office. The kitchen has plenty of working space, newer appliances and counter tops too. The dining/ living room area will fit most furniture so you won't feel cramped and a wood burning fireplace is nice on a cold winters night. The 4pc bathroom has a soaker tub and smart storage in the medicine cabinet. In suite washer/dryer combo in the laundry/storage room also. Enjoy heated underground parking with plenty of street parking always available. This unit does not have an elevator but is only 1.5 storeys from the south entrance. Walk to everything 17th Ave has to offer . The sunny balcony is perfect for enjoying the sunshine with some mountain views on a sunny day. Bonus! This complex is not pet prejudice and allows for a larger dog so bring your well behaved furry companion.		
Inclusions:	microwave stand, shelving in laundry room		
Property Listed By:	CIR Realty		

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





