



THE
A-TEAM

**RE/MAX
FIRST**

1540 17 Avenue #309, Calgary T2T 0C8

MLS® #: **A2124712**

Area: **Sunalta**

Listing Date: **04/19/24**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **741**
Low Sqft:
Ttl Sqft: **741**

DOM

30

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Enclosed,Heated Garage,Secured,Underground

Utilities and Features

Roof:
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Pantry**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	5`6" x 5`3"
Bedroom	Main	8`1" x 11`4"
Foyer	Main	9`6" x 5`6"
Living Room	Main	12`5" x 12`7"
Furnace/Utility Room	Main	2`7" x 2`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`6" x 5`0"
Dining Room	Main	10`11" x 7`7"
Kitchen	Main	7`6" x 8`6"
Bedroom - Primary	Main	9`6" x 13`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$623

Fee Simple

C-COR1 f3.0h23

Fee Freq:

Monthly

Legal Desc:

0112266

Remarks

Pub Rmks:

One of the HOTTEST inner city communities, Sunalta in SW is offering you a beautiful home today. This could be just what you've been looking for. This 2 bedroom and 2 bathroom condo has amazing DOWNTOWN VIEW, VERY BRIGHT & FUNCTIONAL FLOORS PLAN AND IN-SUITE LAUNDRY for your convenience. Oak cabinets, gas fire place, beautifully finished hard floor completes its unit. There is additional storage locker and titled underground parking. This is an ideal property for entertaining guests before a night out. It is located to all the amenities of 17th Ave, pubs and restaurants, C-train, and quick walk/ biking river pathways that lead to downtown Calgary. It is a pet friendly building for pet owners. Enjoy the location and all the needs this home offers. Don't miss it out and Book your showing today.

Inclusions:

N/A

Property Listed By:

CIR Realty

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





