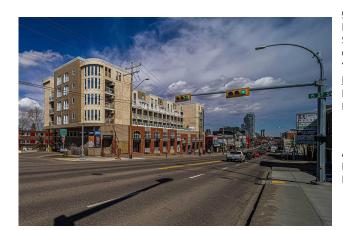


1540 17 Avenue #309, Calgary T2T 0C8

MLS®#: **A2124712** Area: **Sunalta** Listing **04/19/24** List Price: **\$329,900**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary

 Year Built:
 2001
 Abv Sqft:
 741

 Lot Information
 Low Sqft:

Lot Sz Ar: Ttl Sqft: **741**Lot Shape:

Finished Floor Area

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

1

2.0 (2 0)

Apartment

30

Access: Lot Feat:

Park Feat: Enclosed, Heated Garage, Secured, Underground

Utilities and Features

Roof: Construction:

Heating: Fireplace(s),Forced Air,Natural Gas Stucco,Wood Frame

Sewer: Flooring: Ext Feat: Balcony Laminat

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

Main

Furnace/Utility Room

Utilities:

Room Information

Level **Dimensions** Level **Dimensions** Room Room 9`6" x 5`0" 3pc Ensuite bath Main 5`6" x 5`3" **4pc Bathroom** Main **Bedroom** Main 8`1" x 11`4" **Dining Room** Main 10`11" x 7`7" Foyer Main 9`6" x 5`6" Kitchen Main 7`6" x 8`6" **Living Room** Main 12`5" x 12`7" **Bedroom - Primary** Main 9`6" x 13`11"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

2`7" x 2`5"

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









