



THE
A-TEAM

**RE/MAX
FIRST**

2114 17 Street #202, Calgary T2T 2M4

MLS® #: **A2124993**

Area: **Bankview**

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

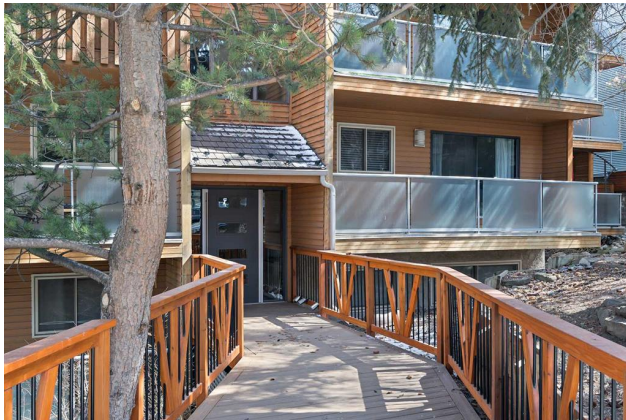
List Price: **\$175,000**

Status: **Pending**

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: **540**
Low Sqft:
Ttl Sqft: **540**

DOM

25
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Alley Access,Stall**

Utilities and Features

Roof: **Shingle,Tar/Gravel**
Heating: **Baseboard,Fireplace(s),Natural Gas,Wood**
Sewer:
Ext Feat: **Other**

Construction: **Cedar**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	15`11" x 11`2"	Kitchen	Main	13`5" x 8`2"
Bedroom - Primary	Main	12`6" x 8`5"	Foyer	Main	6`4" x 3`4"
Laundry	Main	5`0" x 3`5"	4pc Bathroom	Main	9`2" x 5`0"
Balcony	Main	20`0" x 4`8"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$487

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc:

7911325

Remarks

Pub Rmks:

Attention 1st Time Home Buyers and Investors! Check out this updated 540 sqft walkup condo in always desirable Bankview, perfect for individuals or couples. Located on a quiet street, this one bedroom, one bathroom unit features updated laminate flooring, and a large galley kitchen with a tile backsplash, as well as modern lighting throughout. The full 4pc bath has an updated vanity and flooring, matching the modern urban vibe of apartment. Enjoy the convenience of in-suite laundry as well as the spacious private deck for outdoor relaxation. Comes with one parking stall. Residents also have access to a large rooftop deck offering unobstructed panoramic views of downtown, ideal for entertaining or enjoying quiet moments. Located close to the shopping and dining options on 17 Ave and just minutes from downtown, this home combines comfort with accessibility. Do not miss this opportunity to own or invest in a prime inner city location, within minutes of all downtown amenities.

Inclusions:

None

Property Listed By:

Greater Property Group

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



