



THE
A-TEAM

**RE/MAX
FIRST**

209 17 Avenue #31, Calgary T2E 1L9

MLS® #: **A2125876**

Area: **Tuxedo Park**

Listing Date: **04/26/24**

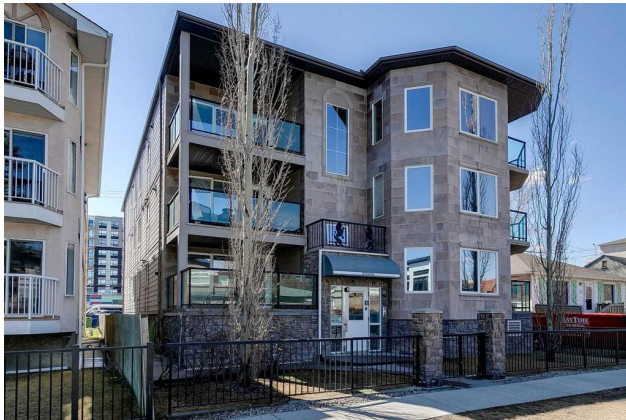
List Price: **\$469,900**

Status: **Active**

County: **Calgary**

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

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,151**
Low Sqft:
Ttl Sqft: **1,151**

Access:
Lot Feat:
Park Feat:

Assigned, Stall, Underground

DOM

23

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction:
Composite Siding, Stone, Wood Siding
Flooring:
Hardwood, Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Chandelier, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	14`3" x 12`4"	Dining Room	Main	8`11" x 8`0"
Kitchen	Main	11`2" x 9`8"	Bedroom	Main	10`10" x 9`1"
Bedroom - Primary	Main	11`11" x 11`8"	Bedroom	Main	10`10" x 10`3"
Foyer	Main	9`8" x 9`1"	Mud Room	Main	8`8" x 5`2"
Laundry	Main	8`1" x 5`0"	4pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$350

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0713315**

Remarks

Pub Rmks: **TOP FLOOR CORNER UNIT - SOLID CONCRETE CONSTRUCTION. Small self-managed & well-maintained building with underground parking. Over 1150 sq. ft. of top-quality finishing in this immaculate spacious & bright 3 bdrm, 2 bath condo with 9 ft ceilings, 2 balconies, gorgeous hardwood & tile flooring plus granite countertops throughout! Very open floor plan featuring a good-sized foyer, large kitchen with extended height custom cabinetry & wide-open living room/dining room with access to a private balcony. Two good sized bedrooms plus a large den with double French doors (could easily be a 3rd bedroom) King size master with large walk-through closet & spa like 4-piece bath with soaker tub & pedestal sink & a private balcony with sunny south exposure. This level also includes a 2nd 4-piece bath, a separate laundry room & a furnace room with additional storage. Prime location close to restaurants, SAIT & transit plus easy access to downtown. A fabulous place to call home or an excellent opportunity for investment.**

Inclusions:
Property Listed By: **Wall Mount for TV in the Den, One Garage Door Control**
RE/MAX Landan Real Estate

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

