



THE
A-TEAM

**RE/MAX
FIRST**

2104 17 Street #3, Calgary T2T 4M4

MLS®#: **A2125904**

Area: **Bankview**

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

List Price: **\$209,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1966**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **642**
Low Sqft:
Ttl Sqft: **642**

DOM

25

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:

Assigned,Stall

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Boiler**
Sewer:
Ext Feat: **None**

Construction: **Concrete**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Built-in Features,Granite Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`9" x 12`8"
Kitchen	Main	10`7" x 8`10"
Entrance	Main	6`7" x 3`6"
Bedroom - Primary	Main	8`9" x 12`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	7`6" x 4`6"
Laundry	Main	3`5" x 3`6"
Bedroom	Main	7`8" x 9`11"
4pc Bathroom	Main	5`0" x 6`8"

Legal/Tax/Financial

Condo Fee:
\$614

Title:
Fee Simple

Zoning:
M-C2

Legal Desc: 0611447 Fee Freq: Monthly

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY MAY 19, 2024 FROM 12:30PM TO 3PM'. Welcome to this well-maintained apartment in a quiet neighborhood close to 17 Ave and Downtown core. Access to the unit is very convenient using the East Entrance of the building as it is the first apartment down the stairs. This freshly-painted unit with relatively new laminate and carpet floors offers a spacious living room with a lot of natural light and built-in shelves around the fireplace. The kitchen has a breakfast peninsula with granite countertops, a wine rack on top of the refrigerator, and stainless steel appliances. There are two spacious bedrooms with a 4-piece bathroom and the laundry room is within the unit. Additionally, this condo unit includes an assigned outside parking stall and a storage locker located across the hallway from the apartment. Perfect location for a small family, with access to parks, playgrounds and all amenities located on the vibrant 17th Ave, including shops, restaurants, and public transit. The entire condo unit is located below grade level. Don't miss this rare opportunity!!!**

Inclusions: **None**
Property Listed By: **Royal LePage Benchmark**

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







