



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2717 17 Street #205, Calgary T2T 4N4**

MLS® #: **A2135134**

Area: **South Calgary**

Listing Date: **05/24/24**

List Price: **\$619,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 20-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2016**

Finished Floor Area

Abv Sqft: **1,366**

Low Sqft:

Ttl Sqft: **1,366**

Lot Information

Lot Sz Ar: **564 sqft**

Lot Shape:

DOM

**32**

Layout

Beds: **2 (2 )**

Baths: **2.5 (2 1)**

Style: **Townhouse**

Parking

Ttl Park: **1**

Garage Sz: **0**

Access:

Lot Feat:

**Back Lane,Fruit Trees/Shrub(s),Few Trees,Garden,Low Maintenance Landscape,Landscaped,Street Lighting,Underground Sprinklers**

Park Feat:

**Off Street,Parkade,Underground**

Utilities and Features

Roof: **Concrete,Rubber**

Heating: **In Floor,Hot Water**

Sewer:

Ext Feat: **Barbecue,Courtyard,Garden,Private Entrance,Rain Gutters,Storage**

Construction:

**Concrete,ICFs (Insulated Concrete Forms),Metal Frame,Stucco**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**ICF Block,Poured Concrete**

Kitchen Appl:

**Built-In Oven,Convection Oven,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,Freezer,Garage Control(s),Induction Cooktop,Instant Hot Water,Microwave,Range Hood,Tankless Water Heater,Wall/Window Air Conditioner**

Int Feat:

**Chandelier,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Separate Entrance,Smart Home,Stone Counters,Storage,Tankless Hot**

**Water,Walk-In Closet(s)**

Utilities:

## Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Eat in Kitchen</b>	<b>Main</b>	<b>12`5" x 13`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`9" x 13`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`1" x 11`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>9`10" x 9`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`9" x 13`1"</b>	<b>Den</b>	<b>Third</b>	<b>7`7" x 16`5"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

## Legal/Tax/Financial

Condo Fee: <b>\$653</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>MC-1</b>
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Legal Desc: **1611247**

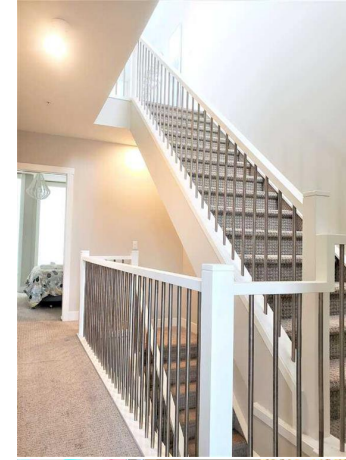
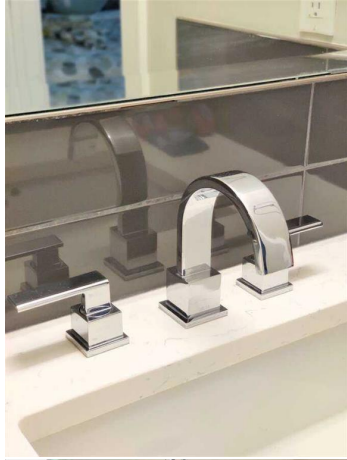
## Remarks

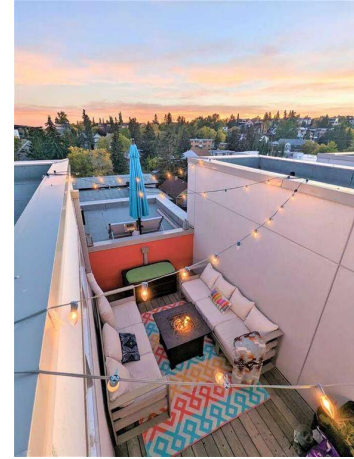
Pub Rmks: **For more information, please click on Brochure button below. Welcome to Glas! This one of a kind metal stud steel frame and ICF concrete construction. Nestled in the sought after area of South Calgary, close to everything, this home is a must see! The spacious open concept living is an entertainer's dream! The central chef's kitchen with quartz counter tops, under cabinet lighting, large island/eating bar, tons of storage space, 36" Induction stove & Energy Star stainless steel appliances is bordered on one side by a casual dining area with floor to ceiling windows & patio access. The other side is a bright living area with scenic views. The second level offers 2 spacious bedrooms, each with a private ensuite bath. The primary suite features a soaring ceiling & 3 piece bath with walk-in shower. On the third level, you will find an inviting flex/office space/guest space & access to the rooftop patio with gorgeous west views plus a gas line for BBQ hookup - ideal for enjoying warm summer evenings. Further highlights of this amazing townhome also includes floor to ceiling windows and in-floor heating on all three levels, air conditioning, triple glazed windows, roller blinds, 1 titled heated underground parking stall with plenty of street parking and condo fees which include everything except electricity. You will also enjoy the convenient location walking distance to vibrant Marda Loop, River Park, South Calgary Community Association, schools, shopping, public transit & just minutes to the downtown core.**

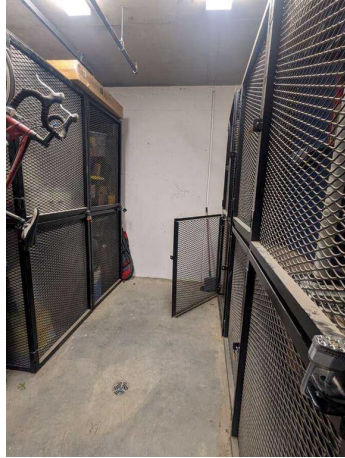
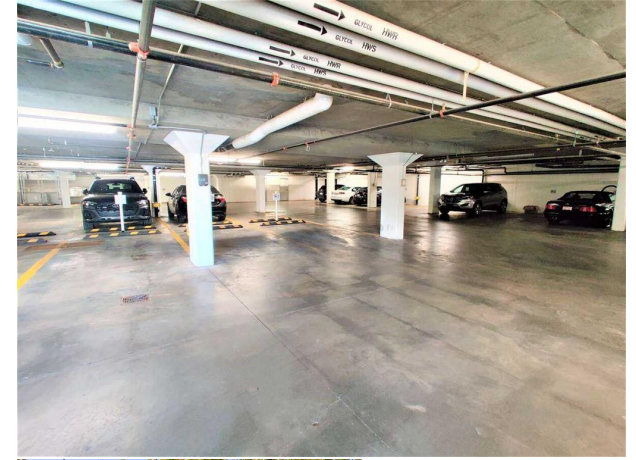
Inclusions:  
Property Listed By: **n/a**  
**Easy List Realty**

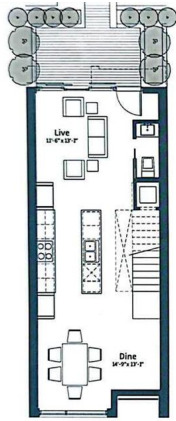
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





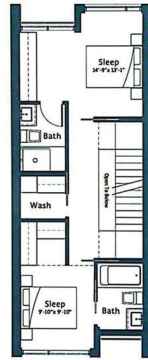




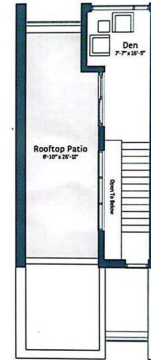


A2-A6 Main - 600ft<sup>2</sup>

**A2-A6** Two Bedroom + Den, 2.5 Bath  
 Total 1282ft<sup>2</sup> | Outside 326ft<sup>2</sup>



A2-A6 Second - 548ft<sup>2</sup>



A2-A6 Third - 135ft<sup>2</sup>