



THE
A-TEAM

**RE/MAX
FIRST**

1702 17 Avenue #407, Calgary T2T 0E7

MLS® #: **A2141296** Area: **Scarboro** Listing Date: **06/19/24** List Price: **\$324,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 12-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2023**

Finished Floor Area
 Abv Sqft: **575**
 Low Sqft:
 Ttl Sqft: **575**

DOM

89
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony,Storage**

Construction: **Brick,Composite Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`9" x 7`8"	Living Room	Main	14`5" x 10`8"
Bedroom - Primary	Main	11`7" x 9`9"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$344** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc:

2310348

Remarks

Pub Rmks:

****Price improvement**Welcome home! Scarboro 17 was completed in 2023 and the builder spared no expenses. Beautiful exterior is finished in brick and composite siding, wonderful landscaping plus 2 elevators means no waiting to get home. Searching for a new unit with all today's finishings, located close to downtown and 17th Ave but don't want to wait for the building process? This top floor unit is better than new with central A/C and blinds already installed. Situated in the highly desirable community of Scarboro, this well designed one bedroom unit takes advantage of every square foot of functional space. Walking in, you will notice the 9ft ceilings throughout making the space feel bright and airy. The well appointed kitchen provides plenty of storage space with full height cabinets and a bonus wall pantry. Large quartz island w/room for stools, upgraded stainless steel appliance package and modern 2 toned cabinetry. Living room is flooded with natural light complete with a south facing balcony w/gas line is great for those summer nights. Bedroom is well sized with walk-through closet into the 4-pc bathroom w/quartz counter and trendy subway tiles. Tech nook is great for your desk or add a great cabinet for extra storage. Location can't be beat...walk down 17th Ave and find a great patio or coffee shop. Looking for a new hobby? The Calgary Tennis club is in walking distance. Sunalta LRT makes it easy to get into the core or enjoy a walk along the river. Title underground parking stall and separate storage locker is a must. Pet friendly building with board approval. Building still has Alberta New Home Warranty coverage. Just move in and enjoy or take advantage of the strong rental market...always a demand in this area!**

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Mountain View)

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