

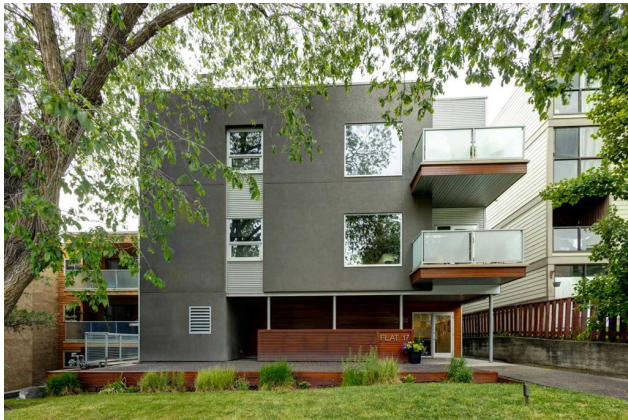


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2124 17 Street #202, Calgary T2W5R9**

MLS® #: **A2142641**      Area: **Bankview**      Listing Date: **06/18/24**      List Price: **\$399,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2008**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Assigned,Heated Garage,Parkade**

Finished Floor Area

Abv Sqft: **946**  
 Low Sqft:  
 Ttl Sqft: **946**

DOM

**12**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **In Floor,Fireplace(s),Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Range,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Elevator,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Track Lighting**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`4" x 16`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 9`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 16`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 11`1"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`1" x 8`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 10`3"</b>			

Legal/Tax/Financial

Condo Fee: **\$640**      Title: **Fee Simple**      Zoning: **M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **0513560**

Remarks

Pub Rmks: **Welcome to Flat 17!! This modern boutique style condo building has only Eight units and is located on a quiet treed lined street in Bankview - very close to shopping, public transit, restaurants and all the bustling life 17th Avenue has to offer. This unit features a functional open floor plan and a large kitchen with stainless steel appliances, mosaic tile backsplash, tons of maple cabinets, granite countertops and island over looking the main living space, dining area and fireplace with architectural surround. Huge 6x6 industrial picture window and spacious balcony (with gas hook up) have great east facing downtown treelined views. The primary bedroom has ample closet space and its own 4 piece en-suite, the second bedroom and bathroom are on the opposite end of the unit perfect for guests or a home office. This unit also features ensuite laundry, new plank flooring, a large separate storage locker and heated secure U/G parking. This building is quiet, stylish and very well managed in an excellent location.**

Inclusions: **Ceiling Fans AS IS**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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







