



THE A-TEAM

RE/MAX FIRST

3030 17 Street #204, Calgary T2T6X3

MLS® #: A2146815 Area: South Calgary Listing Date: 07/11/24 List Price: \$1,500,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2019
Finished Floor Area: 1,451
Low Sqft: 1,451
Ttl Sqft: 1,451

DOM

67
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Low-Rise(1-4)

Access:
Lot Feat:
Park Feat: Underground

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Rubber
Heating: In Floor,Natural Gas
Sewer:
Ext Feat: Balcony,BBQ gas line
Construction: Stone,Stucco,Wood Frame
Flooring: Carpet,Hardwood,Tile
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher,Gas Stove,Refrigerator,Washer/Dryer,Wine Refrigerator
Int Feat: Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Entrance, Dining Room, Pantry, Laundry, and 5pc Ensuite bath.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,285

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1911485

Remarks

Pub Rmks:

Welcome to The Residences of King Edward, a true masterpiece by Rockwood Custom Homes, renowned for their quality and excellence. This extraordinary complex is uniquely situated in Calgary's only master-planned art and business community with cSPACE. With only 18 units, The RKE offers unparalleled luxury and exclusivity, ensuring that no two units are alike within the vibrant community of Marda Loop. This beautiful unit combines luxury and convenience. The open floor plan is perfect for everyday living and entertaining. The dining area features tri-fold patio doors that open to a heated patio. The chef-inspired gourmet kitchen featuring custom cabinetry with leathered and polished granite countertops is equipped with a Subzero refrigerator and produce and beverage drawers, a Miele Futura Crystal built-in dishwasher, a 48" Décor Modernist Pro Range 6 burner cooktop and double oven, with Wolf Pro Ventilation Hood fan and custom cabinetry. Plus a spacious walk-in pantry with an additional built-in wine fridge. The living room boasts a Rockwood Signature Fireplace, ideal for cozy winter evenings. The luxurious primary quarters include a beautiful walk-through closet that leads to the laundry area and a relaxing 5-piece ensuite featuring a quartz countertop with a Grohe rain shower, telescopic and steam shower system. Relax in your Mirolin freestanding soaker tub. On the opposite side of the unit, you will find the second bedroom and a 3-piece bathroom for guests. This unit also features an Elan Smart Home automation system, Nuheat floor system, custom blinds, and draperies with black-out liners in each bedroom. Engineered hardwood flooring and a generous separate storage unit, plus two titled parking stalls in the heated garage.

Inclusions:

TV in living room and primary bedroom

Property Listed By:

eXp Realty

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