



THE
A-TEAM

**RE/MAX
FIRST**

2316 17B Street #102, Calgary T2T4S8

MLS®#: **A2149713**

Area: **Bankview**

Listing Date: **07/16/24**

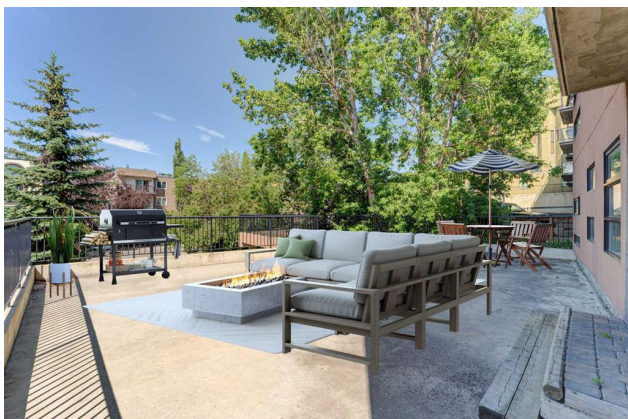
List Price: **\$289,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **980**
Low Sqft:
Ttl Sqft: **980**

DOM

62
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Covered,Stall

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony,Barbecue**

Construction: **Concrete,Stucco**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range,Range Hood,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`2" x 8`2"
Living Room	Main	25`4" x 13`4"
Laundry	Main	7`0" x 7`0"
4pc Bathroom	Main	8`10" x 7`10"
Bedroom	Main	9`2" x 8`6"

Room	Level	Dimensions
Dining Room	Main	8`4" x 8`4"
Foyer	Main	8`2" x 5`6"
Balcony	Main	62`0" x 33`8"
Bedroom - Primary	Main	14`8" x 9`6"

Legal/Tax/Financial

Condo Fee:
\$781

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0511234**

Remarks

Pub Rmks: **(Note: This is not a ground level unit). Rare opportunity to own an exceptional, ultra-modern (built 2005) 980 sq.ft., 2-bedroom condo with an impressive 1122 sq.ft. PRIVATE west-facing concrete lifestyle patio. Situated in a distinctive contemporary architecturally designed concrete building, this unit is one of only eight. Featuring upscale design and finishes, the spacious entrance with ceramic tile flooring leads to a large galley kitchen boasting abundant counter space (granite), contemporary espresso stained cabinets, a ceramic tile backsplash, and an under-mount sink. The bathroom offers a granite vanity top with a drop-in sink, an extra deep soaker tub, and a separate corner shower. The grand living/dining room area includes a fireplace, creating a cozy ambiance. The master bedroom is generously sized, complemented by a second bedroom or den. Additional highlights of this unique unit include 9-ft ceilings, numerous distinctive windows, wide baseboards, designer paint colors, in-suite laundry/storage room, extra in-suite storage, and covered parking. Located in an unbeatable inner-city setting, just steps away from trendy shops, bistros, and tennis courts, and within walking distance to downtown. Don't miss out on this exceptional urban living opportunity!**

Inclusions:
Property Listed By: **Portable AC unit
The Real Estate District**

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









