



THE
A-TEAM

**RE/MAX
FIRST**

1415 17 Street #113, Calgary T2G 3V3

MLS® #: **A2151315**

Area: **Inglewood**

Listing Date: **07/20/24**

List Price: **\$379,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 09-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1995**

Finished Floor Area

Abv Sqft: **1,045**

Low Sqft:

Ttl Sqft: **1,045**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Stall, Titled, Underground

DOM

58

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz: **1**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Brick, Stucco, Wood Frame**
Flooring: **Carpet, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **Breakfast Bar, Ceiling Fan(s), Storage, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`10" x 9`11"	Entrance	Main	10`3" x 5`3"
Dining Room	Main	9`4" x 11`10"	Living Room	Main	13`3" x 11`10"
4pc Bathroom	Main	5`0" x 7`11"	Bedroom	Main	12`1" x 9`11"
Bedroom - Primary	Main	14`10" x 11`11"	Walk-In Closet	Main	8`5" x 4`6"
4pc Ensuite bath	Main	4`11" x 10`2"	Laundry	Main	5`5" x 7`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$661

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 9610837

Remarks

Pub Rmks: **This bright spacious inner city condo is just minutes away from downtown in the charming and desirable historic community of Inglewood. The formal entrance leads to a spacious kitchen with plenty of cupboards and counter space. There is an eating bar overlooking the living/ dining area with a cozy corner gas fireplace. Sliding doors lead to the private, west facing patio that opens on to a large green space. Perfect for pets as it's a pet friendly building. BBQ's and entertaining in the summer months. The large primary bedroom features a large walk in closet with a full 4pc bathroom. The second bedroom features a large window bringing in loads of natural light and is across the hall from an additional 4 pce bathroom. A perfect layout for a roommate. A large insuite laundry room and storage area completes the space. This unit comes with a heated, underground parking stall conveniently located right beside the elevator. There is bike storage and a locker that is double in size. Very clean and well maintained 3 storey building recently renovated. The location is close to the Bow River Pathways, trendy 9th Avenue Shops, Restaurants and public transportation. This property would be a fantastic investment and for a 1st time home buyer. Don't miss this great opportunity! Call for your viewing today!**

Inclusions: **NA**
Property Listed By: **2% Realty**

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







