



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2407 17 Street #4, Calgary T2T4M9**

MLS®#: **A2151399**      Area: **Bankview**      Listing Date: **07/20/24**      List Price: **\$219,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1978**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Landscaped**  
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **490**  
 Low Sqft:  
 Ttl Sqft: **490**

DOM

**58**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Stucco,Wood Frame**  
 Heating: **Baseboard**      Flooring: **Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>37`5" x 27`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>41`0" x 41`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>12`2" x 36`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>32`10" x 29`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>24`11" x 13`6"</b>			

Legal/Tax/Financial

Condo Fee: **\$474**      Title: **Fee Simple**      Zoning: **MC-2**  
 Fee Freq:

**Monthly**

Legal Desc: **9611112**

Remarks

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Pub Rmks: **Location meet's affordability in this great 1 bedroom end unit condo. Perfect for an investment or a 1st time buy. Located on a tranquil tree lined street and across for the Tennis Courts, Park & Mins to Beltline and all 17 Ave amenities. This West facing 1 Bedroom has lots to offer, featuring fresh paint, a Brand new microwave hood-fan Hardwood flooring, Stackable Insuite Laundry, 4 Piece Bathroom, Modern Kitchen with Glass tile backsplash + Parking. Book you showing today!**

Inclusions: **N/A**

Property Listed By: **RE/MAX Realty Professionals**

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