



THE
A-TEAM

**RE/MAX
FIRST**

2702 17 Avenue #310, Calgary T3E 0A7

MLS® #: **A2152887** Area: **Shaganappi** Listing Date: **07/26/24** List Price: **\$349,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **507**
 Low Sqft:
 Ttl Sqft: **507**

DOM

52
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat** Construction: **Cedar, Composite Siding, Wood Frame**
 Heating: **Baseboard** Flooring: **Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`6" x 9`1"	Dining Room	Main	6`8" x 7`3"
Kitchen	Main	7`8" x 10`10"	Office	Main	5`8" x 3`9"
4pc Bathroom	Main	7`5" x 4`11"	Entrance	Main	5`3" x 5`4"
Laundry	Main	5`5" x 2`9"	Balcony	Main	7`7" x 8`0"
Bedroom	Main	9`2" x 10`2"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$345

Fee Simple

MU-1 f4.5h22

Fee Freq:

Monthly

Legal Desc: 1610654

Remarks

Pub Rmks: **Built by the prestigious winning Truman Homes this contemporary unit is located just a few minutes from downtown, 2 blocks from the Shaganappi C-train station and has all of the amenities of downtown living but situated in a quieter setting. This upgraded suite has 10 ft ceilings with its sleek open layout and is perfect for modern living with upgrades in every fashion. The open layout is perfect for living and entertaining, with a bright kitchen with high gloss white cabinetry with soft close drawers and doors, gas cooktop, wall oven, quartz countertops, and a double door stainless steel fridge. There is a 4 piece bathroom, spacious living room with wide plank flooring, convenient computer/office space area and large bedroom. Additional features such as in-suite laundry, underground titled heated parking, and assigned storage on the same floor enhance the convenience and sophistication of this residence. Situated near downtown Calgary, this unit provides you with easy access to public transit, shopping, and excellent restaurants. Whether you're a professional seeking urban elegance or an investor seeking an income generating property, this condo offers a perfect blend of modern design, functionality, and a central location. . This building is just a 5 min drive from downtown, 2 minutes from Shaganappi golf course and 5 minutes from the Calgary Tennis Club. Enjoy commuting by bike with secure designated bike storage in the parkade and walk to some of the finest restaurants in Calgary such as the Himalayan, Chili Club, Cassis Bistro, Village Flatbread Co, Sushi in, Kreta Souvlaki and so much more. Call today to view!!**

Inclusions: N/A
Property Listed By: CIR Realty

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









