

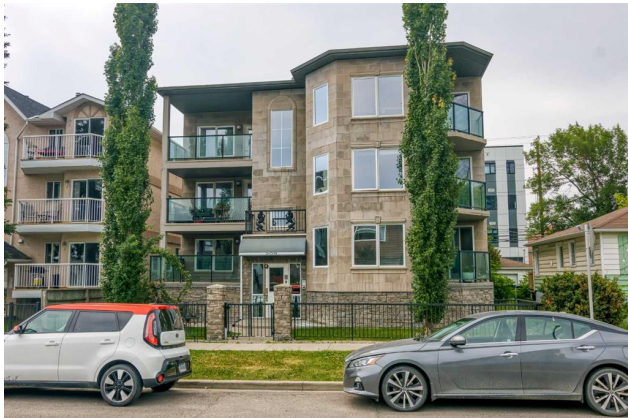


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**209 17 Avenue #21, Calgary T2E 1L9**

MLS®#: **A2152925**      Area: **Tuxedo Park**      Listing **07/26/24**      List Price: **\$429,900**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$20k, 23-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2007**

Finished Floor Area

Abv Sqft: **1,178**  
 Low Sqft:  
 Ttl Sqft: **1,178**

DOM

**52**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Driveway,Heated Garage,Parkade,Stall,Underground**

Utilities and Features

Roof:  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Concrete**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **French Door,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 12`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 11`5"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`8" x 5`1"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`5" x 8`7"</b>
<b>Den</b>	<b>Main</b>	<b>10`8" x 8`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 8`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$350**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **0713315**

Remarks

Pub Rmks: **Terrific Opportunity to own an Inner City Condo nestled on a quiet street in Tuxedo Park. This Oversized unit over 1150 sq. ft. with Solid CONCRETE CONSTRUCTION features 2 Good-Sized Bedrooms, a large Den with double French doors (could easily be a 3rd bedroom), 2 Full Baths, and 2 balconies. This unit boasts premium laminate floorings, granite countertops, stainless steel appliances, and a newer hot water tank (2023). Step inside to find an open-concept living, dining, and kitchen area, a glass sliding door open onto one of the balconies with a BBQ gas hookup. The gourmet kitchen is equipped with a raised eating bar, ample counter, and storage space. The massive primary bedroom offers a private balcony with south exposure, a walk-through closet with organizers, and a spa-like 4-piece ensuite bath with soaker tub. Good sized 2nd bedroom, another 4 pc bathroom, a laundry room with storage space, and a second entrance door to access the back of the building. The apartment comes with one underground, heated parking stall, and the parkade driveway is also heated, eliminating the need for snow shoveling. This prime location is within walking distance to all amenities: 3 Chinese shopping centers, restaurants, parks, Safeway, Mount View School, and Colonel Macleod School. Easy access to SAIT, University of Calgary, Foothills and Children's Hospital, Downtown, Deerfoot Trail and #1 Highway.**

Inclusions:  
Property Listed By: **Hoodfan  
Jessica Chan Real Estate & Management Inc.**

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