

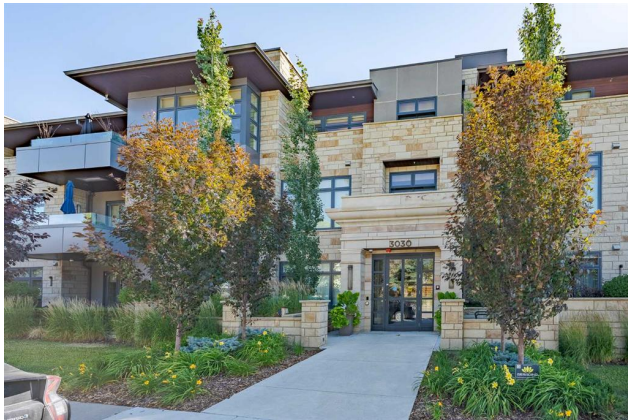


THE A-TEAM

RE/MAX FIRST

3030 17 Street #303, Calgary T2T 6X3

MLS®#: A2153168 Area: South Calgary Listing Date: 08/02/24 List Price: \$1,689,000
Status: Active County: Calgary Change: -\$111k, 25-Oct Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2019

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Parkade, Underground

Finished Floor Area

Abv Sqft: 1,618
Low Sqft:
Ttl Sqft: 1,618

DOM

110
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 2
Garage Sz:

Utilities and Features

Roof:
Heating: Fan Coil, In Floor
Sewer:
Ext Feat: Balcony, BBQ gas line

Construction: Stone, Stucco, Wood Frame
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: Built-In Refrigerator, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator
Int Feat: Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Bedroom - Primary, Bedroom, Den, Dining Room, Living Room, 5pc Ensuite bath, 3pc Bathroom, Laundry.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,497

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1911485

Remarks

Pub Rmks:

Presenting an unparalleled opportunity to own a top-floor penthouse in the vibrant, art-centered community of South Calgary. The Residences of King Edward is an exclusive building and home to only 18 custom luxury flats built by the esteemed Rockwood Custom Homes. This exquisite two-bedroom plus den residence boasts over 1600 sq ft and epitomizes luxury with its sophisticated design, premium finishes, and expansive indoor-outdoor living spaces. Step into a luminous haven featuring high tray ceilings and floor-to-ceiling triple pane windows that flood the space with natural light. This penthouse seamlessly blends indoor and outdoor living with innovative nano doors leading to the west-facing terrace. The terrace is also heated, perfect for year-round enjoyment. The expansive, private west facing balcony provides a tranquil retreat and is a perfect spot to relax or entertain. An upgraded fireplace with built-ins serves as a striking focal point for the living area, while solid core doors and radiant in-floor heating ensure quiet, comfort, and energy efficiency. The kitchen is a culinary masterpiece, designed for both function and style. Leather-finish granite countertops provide a unique and luxurious surface, and top-of-the-line integrated appliances ensure a seamless cooking experience. Custom cabinetry offers ample storage and organization. Retreat to the serene and luxurious bedrooms, each designed for maximum comfort. The primary bedroom features direct access to the terrace, and a large walk-in dressing closet. The hotel-like ensuite provides dual vanities, a large steam shower, and a free-standing bathtub. The second bedroom includes a designated balcony, another extensive walk-in closet for extra storage and a conveniently located three-piece bath. This penthouse is equipped with the latest in home automation and entertainment. Elan home automation with a Sonos system allows for seamless control of your home environment. The "Frame" TVs and lighting upgrades add a touch of modern luxury. Every detail has been considered to enhance your lifestyle. Two titled parking spots ensure convenience and security for your vehicles. A large and designated storage area provides ample space for all your belongings. Nestled in the heart of South Calgary, this penthouse offers easy access to the trendy Marda Loop, renowned for its dining and shopping experiences. The vibrant community enhances the appeal of this luxurious home, making it a perfect place to live and invest. Enjoy the close proximity to South Calgary Park, pet friendly River Park and set amidst vibrant arts and cultural hub - cSPACE. Schedule a private tour today and discover the exceptional quality and elegance that awaits you.

Inclusions:

2 Tv's and mounts

Property Listed By:

Real Broker

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

