



THE
A-TEAM

**RE/MAX
FIRST**

1110 17 Street #404, Calgary T6H 0B2

MLS®#: **A2154551**

Area: **Sunalta**

Listing Date: **08/08/24**

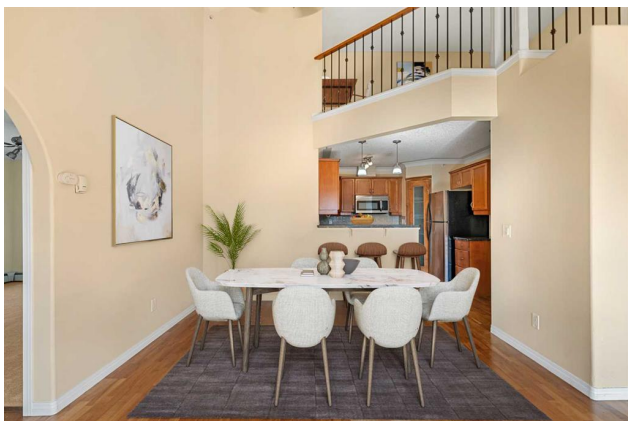
List Price: **\$409,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Finished Floor Area

Abv Sqft: **1,146**
Low Sqft:
Ttl Sqft: **1,146**

DOM

41
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Multi Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Bookcases,Breakfast Bar,Granite Counters,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`0" x 9`10"	Living Room	Main	23`1" x 19`7"
Bedroom - Primary	Main	12`6" x 13`6"	4pc Ensuite bath	Main	7`11" x 5`1"
Bedroom	Main	9`9" x 10`0"	4pc Bathroom	Main	7`9" x 4`11"
Loft	Second	14`2" x 15`8"			

Legal/Tax/Financial

Condo Fee:
\$745

Title:
Fee Simple

Zoning:
M-C2

Fee Freq:
Monthly

Legal Desc: **0311993**

Remarks

Pub Rmks: **Stylish loft living mere minutes from the c-train and downtown core. Enjoy million dollar views from this nearly 1,150 sqft top floor, 2 bed + 2 bath condo in Sunalta. Reap of the benefits of brand new carpet just installed in both bedrooms and upper level. Get acquainted with the modern kitchen upon entering: granite counters, stainless steel appliances, maple cabinetry, pantry + breakfast bar. Take in the dramatic vaulted ceilings, big windows, open concept floor plan and corner fireplace. Two ample sized bedrooms offset providing flexibility and privacy with the primary boasting dual closets + convenient en-suite bath. Head up to the super cool, top level loft showcasing a skylight and lots of room for an office, games area or even an additional guest bedroom. Step out the patio, fire up the BBQ via the connected gas line and unwind while basking in those exceptional views of the downtown skyline. The newly purchased washer + dryer are ready to go! Enjoy the perks of an onsite elevator along with heated, underground parking plus additional storage locker. A location only blocks to the synonymous Sunalta school, community association, tennis courts, playgrounds, breweries, pubs, restaurants, grocery + c-train line. As we know, not many loft condos exist in our marketplace so don't miss your chance at reserving this one!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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