



THE
A-TEAM

**RE/MAX
FIRST**

1702 17 Avenue #305, Calgary T2T 0E7

MLS® #: **A2156458**

Area: **Scarboro**

Listing Date: **08/09/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **567**
Low Sqft:
Ttl Sqft: **567**

DOM

40

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Covered,Heated Garage,Titled,Underground

Utilities and Features

Roof:

Heating: **In Floor,Natural Gas**

Sewer:

Ext Feat: **Barbecue,BBQ gas line**

Construction:

Composite Siding,Concrete,Stone,Wood Frame

Flooring:

Ceramic Tile,Vinyl

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Kitchen Island,No Smoking Home,Quartz Counters,See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 9`3"	Kitchen	Main	13`0" x 16`6"
Bedroom	Main	9`7" x 11`7"	Living Room	Main	10`9" x 13`1"

Legal/Tax/Financial

Condo Fee:

\$341

Title:

Fee Simple

Zoning:

DC

Fee Freq:

Monthly

Legal Desc:

2310348

Remarks

Pub Rmks: **This modern 1-bedroom furnished apartment in the heart of downtown offers the perfect blend of style, comfort, and convenience. Featuring an open-concept layout, the living space is bathed in natural light thanks to large windows that showcase stunning city views. The contemporary kitchen is equipped with stainless steel appliances, sleek countertops, and ample storage, ideal for both casual dining and entertaining. The cozy living area is tastefully decorated with modern furniture, creating a welcoming atmosphere for relaxation. The bedroom is thoughtfully designed with a comfortable queen-sized bed, plush bedding, and ample closet space, ensuring a restful night's sleep. The stylish bathroom features modern fixtures, a spacious shower, and elegant finishes that provide a spa-like experience. With its prime location, this apartment is just steps away from trendy restaurants, cafes, shops, and public transportation, making it the perfect urban retreat for professionals and city dwellers alike. Buyer's have the options to buy the unit furnished for an additional 10k.**

Inclusions: **All furniture can be bought for an extra \$10,000 on top of the purchase price.**

Property Listed By: **eXp Realty**

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