

2702 17 Avenue #202, Calgary T3E 8A5

MLS®#: **A2157339** Area: **Shaganappi** Listing Date: **09/05/24** List Price: **\$389,000**
 Status: **Active** County: **Calgary** Change: **-\$11k, 20-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **676**
 Low Sqft:
 Ttl Sqft: **676**

DOM
107
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Rubber** Construction: **Composite Siding, Wood Frame**
 Heating: **Hot Water** Flooring: **Vinyl**
 Sewer: Ext Feat: **None** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, See Remarks, Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`11" x 7`6"	Living Room	Main	12`4" x 11`11"
Dining Room	Main	5`0" x 5`0"	Foyer	Main	8`0" x 4`0"
Nook	Main	2`3" x 2`3"	Bedroom - Primary	Main	10`0" x 9`6"
Walk-In Closet	Main	5`5" x 4`11"	3pc Ensuite bath	Main	7`6" x 4`11"
Bedroom	Main	10`0" x 10`0"	Walk-In Closet	Main	5`2" x 3`0"
4pc Bathroom	Main	8`6" x 4`11"	Laundry	Main	4`0" x 3`0"

Legal/Tax/Financial

Condo Fee:
\$461

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MU-1 f4.5h22

Legal Desc: **1610654**

Remarks

Pub Rmks: **Amazing location with an easy commute to downtown and a modern interior define this executive condo. Upon walking into the open living space, you will be greeted with 9 ft ceilings and massive windows that span the entire unit. The kitchen boasts floor-to-ceiling cabinetry, quartz counters, stainless steel appliances and a functional island. Don't forget the private balcony! The master fits a king-size bed while still providing a good amount of closet space in the walk-in. Other features include in-suite laundry, titled underground parking, The building is ideally situated with amenities close and elementary school across the street. Don't miss your chance to experience urban living at its finest!**

Inclusions: **NA**
Property Listed By: **Real Broker**

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





