



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2702 17 Avenue #202, Calgary T3E 8A5**

MLS®#: **A2157339**      Area: **Shaganappi**      Listing Date: **09/05/24**      List Price: **\$400,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2016**

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

DOM

**13**  
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: **Titled,Underground**

Utilities and Features

Roof: **Rubber**  
 Heating: **Hot Water**  
 Sewer:  
 Ext Feat: **None**

Construction: **Composite Siding,Wood Frame**  
 Flooring: **Vinyl**  
 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
<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 7`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`4" x 11`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`0" x 5`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`0" x 4`0"</b>
<b>Nook</b>	<b>Main</b>	<b>2`3" x 2`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 9`6"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>5`5" x 4`11"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`6" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 10`0"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>5`2" x 3`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`6" x 4`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`0" x 3`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$461**

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

Zoning:  
**MU-1 f4.5h22**

Legal Desc: **1610654**

Remarks

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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**

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