



THE
A-TEAM

**RE/MAX
FIRST**

2702 17 Avenue #202, Calgary T3E 8A5

MLS®#: **A2157339**

Area: **Shaganappi**

Listing Date: **09/05/24**

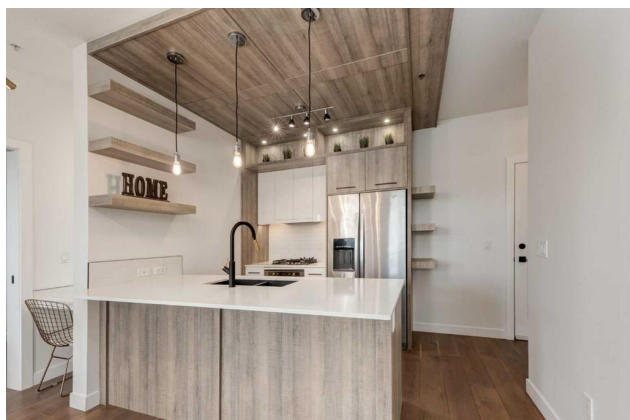
List Price: **\$389,000**

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**

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

DOM

77
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
Kitchen	Main	8`11" x 7`6"
Dining Room	Main	5`0" x 5`0"
Nook	Main	2`3" x 2`3"
Walk-In Closet	Main	5`5" x 4`11"
Bedroom	Main	10`0" x 10`0"
4pc Bathroom	Main	8`6" x 4`11"

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



