



THE
A-TEAM

**RE/MAX
FIRST**

2505 17 Avenue #706, Calgary T3E 7V3

MLS®#: **A2160117**

Area: **Richmond**

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

List Price: **\$309,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Back Lane,Corner Lot**
Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **632**
Low Sqft:
Ttl Sqft: **632**

DOM

25

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Rubber**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`3" x 8`10"	Living Room	Main	12`0" x 11`7"
Dining Room	Main	9`4" x 5`0"	Bedroom	Main	10`11" x 10`8"
Laundry	Main	7`10" x 6`7"	Foyer	Main	5`0" x 4`9"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$557

Title:
Fee Simple

Zoning:
C-COR1 f4.74h32

Fee Freq:
Monthly

Legal Desc: **1111123**

Remarks

Pub Rmks: **Welcome to an exquisite apartment on the 7th floor of the highly sought-after Casel building! Prepare to be captivated by breathtaking city and downtown views through the expansive, floor-to-ceiling, east-facing windows. Start your day with a peaceful sunrise while sipping coffee on your private balcony. The elegant kitchen features a built-in fridge and freezer, stainless steel appliances including a built-in oven, gas range, dishwasher, microwave, and hood fan. It overlooks spacious quartz countertops and a convenient breakfast bar. Upscale finishes such as hardwood floors throughout, soft-close cabinetry, custom wall storage, and sleek roller blinds add to the apartment's sophisticated charm. The in-suite laundry and additional modern touches enhance your living experience. Unwind in the generously sized master bedroom, offering stunning downtown vistas through its floor-to-ceiling windows, or indulge in the luxurious spa bathroom, complete with a separate soaker tub and shower. The building provides secure underground parking and convenient amenities in the lobby, including a grocery store, barber shop, high end wine store, and the renowned Cassis Bistro. Book your private tour today! Will not last long!**

Inclusions: n/a
Property Listed By: **RE/MAX First**

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