



THE
A-TEAM

**RE/MAX
FIRST**

519 17TH Avenue #720, Calgary T2S0A9

MLS® #: **A2160530** Area: **Cliff Bungalow** Listing Date: **08/26/24** List Price: **\$299,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1968**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **771**
 Low Sqft:
 Ttl Sqft: **771**

DOM

23
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Utilities and Features

Roof:
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Range,Dishwasher,Electric Oven,Refrigerator**
 Int Feat:
 Utilities: **See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	21`6" x 18`6"	Kitchen	Main	8`9" x 12`9"
Bedroom - Primary	Main	9`4" x 14`9"	Bedroom	Main	8`7" x 9`4"
Foyer	Main	4`10" x 9`3"	3pc Bathroom	Main	7`6" x 9`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$588

Fee Simple

RM-7

Fee Freq:

Monthly

Legal Desc:

0714961

Remarks

Pub Rmks:

Welcome to Your Urban Oasis at Stratford Towers Experience the perfect blend of luxury and convenience in this stunning 2-bedroom sub-penthouse, perched on the 7th floor of the coveted Stratford Towers. Boasting a modern, open-concept design, this unit has been thoughtfully renovated to enhance its bright and spacious feel, featuring sleek frosted glass walls and doors that exude contemporary elegance. Nestled in the heart of Calgary's vibrant 17th Avenue, you'll enjoy unparalleled access to the city's finest dining, nightlife, parks, and shopping—all just steps from your door. Whether you're a savvy investor or a first-time homebuyer, this property offers an incredible opportunity to own a piece of Calgary's premium real estate. Complete with a titled underground parking stall, this unit is not only an affordable entry into the market but also a smart investment in one of the city's most desirable locations. Don't miss out—schedule your private viewing today and start living the urban lifestyle you've always dreamed of. The Vendor has run a very successful STR Business in this sub penthouse and due to its superb location it is cash flow positive.

Inclusions:

N/A

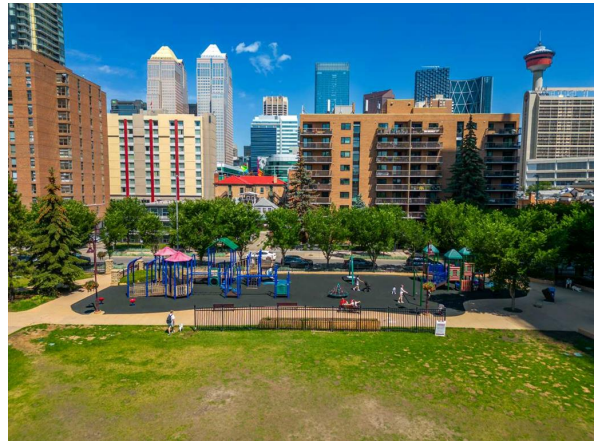
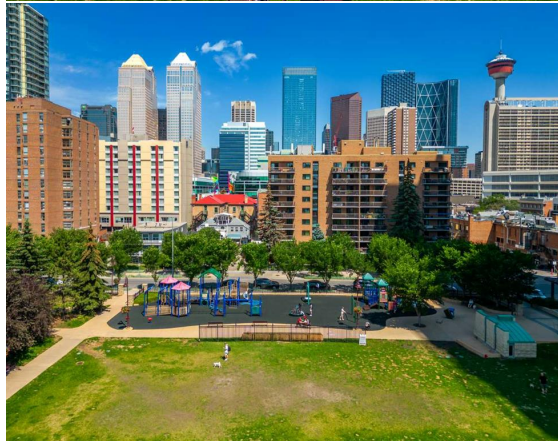
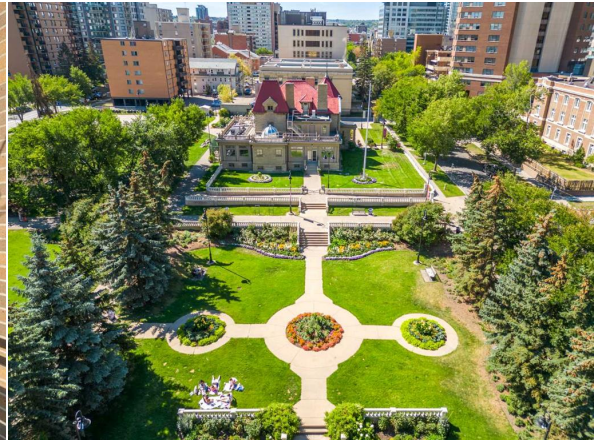
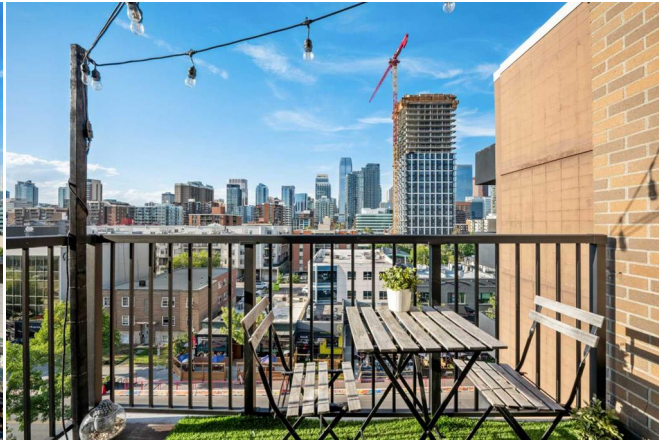
Property Listed By:

eXp Realty

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







720-519 17 Ave SW, Calgary, AB

Main Floor Interior Area 770.97 sq ft
Excluded Area 0.77 sq ft



PREPARED: 2024/06/20



While regions are excluded from total floor area in GMLDE, floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.