

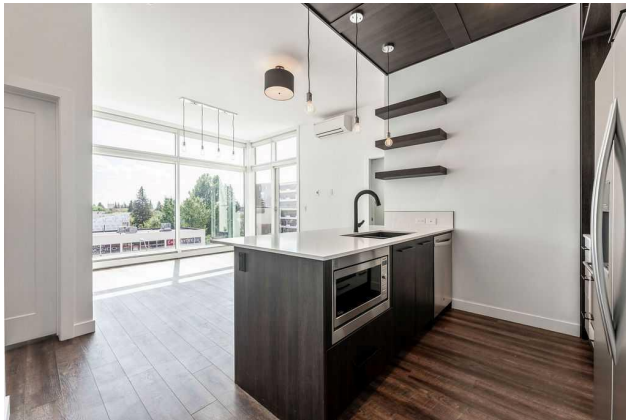


THE
A-TEAM

**RE/MAX
FIRST**

2702 17 Avenue #406, Calgary T3E 8A5

MLS®#: **A2163479** Area: **Shaganappi** Listing Date: **09/06/24** List Price: **\$389,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **675**
 Low Sqft:
 Ttl Sqft: **675**

Parkade,Titled,Underground

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

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

Utilities and Features

Roof:
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Storage**

Construction: **Cedar,Stucco,Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Elevator,High Ceilings,No Smoking Home,Open Floorplan,Quartz Counters,Stone Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`8" x 8`0"	Kitchen	Main	8`0" x 9`0"
Living Room	Main	11`9" x 14`3"	Bedroom - Primary	Main	9`3" x 10`0"
Bedroom - Primary	Main	9`11" x 10`1"	Laundry	Main	3`11" x 4`1"
4pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Main	0`0" x 0`0"
Balcony	Main	7`0" x 10`0"			

Legal/Tax/Financial

Condo Fee:
\$464

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MU-1 f4.5h22

Legal Desc: **1610654**

Remarks

Pub Rmks: **Discover the epitome of urban living in this top-floor, corner unit at 406, 2702 17 Ave SW. This exquisitely designed 2-bedroom, 2-bathroom condo offers a perfect blend of style, comfort, and convenience, making it ideal for those seeking a vibrant lifestyle in one of Calgary's most sought-after locations. Step inside to find a beautifully upgraded space featuring stunning flooring throughout, soaring 10' ceilings, and the comfort of air conditioning. The modern kitchen is a chef's dream, boasting gleaming stainless steel appliances, including a gas cooktop, built-in microwave, refrigerator, and dishwasher. Quartz countertops, unique lighting, and thoughtfully designed two-tone cabinetry make this kitchen both functional and stylish—perfect for preparing meals and entertaining guests. The primary bedroom is a private retreat, complete with a large walk-in closet and a sleek 3-piece ensuite bathroom. The second bedroom, generously sized and located on the opposite end of the unit, offers added privacy and is served by a 4-piece bathroom. Additional features include in-suite laundry with a stacked washer and dryer, a separately titled UNDERGROUND parking stall, an assigned storage locker, and additional bicycle storage. This condo has been freshly painted and is move-in ready! Ideally situated close to an array of amenities including trendy restaurants, shops, parks, Shaganappi Golf Course, Library, the Killarney pool and easy access to public transit (LRT), this condo offers everything you need for luxurious and convenient living in the heart of Calgary.**

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



