



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2505 17 Avenue #407, Calgary T3E7V3**

MLS® #: **A2167101**

Area: **Richmond**

Listing Date: **09/20/24**

List Price: **\$415,900**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 04-Jan**

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:

Park Feat:

**Finished Floor Area**  
Abv Sqft: **798**  
Low Sqft:  
Ttl Sqft: **798**

**Parkade, Stall, Titled, Underground**

DOM

**124**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`11" x 5`7"	Laundry	Main	3`2" x 5`1"
Kitchen With Eating Area	Main	9`6" x 9`4"	Dining Room	Main	7`4" x 9`9"
4pc Bathroom	Main	8`0" x 7`11"	Bedroom	Main	11`1" x 10`11"
Living Room	Main	17`9" x 11`9"	Furnace/Utility Room	Main	3`7" x 2`11"
Bedroom - Primary	Main	11`7" x 10`6"	Balcony	Main	7`9" x 15`1"

Legal/Tax/Financial

Condo Fee:  
**\$709**

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

Zoning:  
**C-COR1 f4.74h32**

Legal Desc: **1111123**

Remarks

Pub Rmks: **Experience breathtaking views, an unbeatable location, and modern luxury living in this stunning, sound-proofed (concrete) building with 9-foot ceilings. This spacious 2-bedroom unit offers incredible unobstructed downtown views through its floor-to-ceiling windows. Perfect for investors, this unit is set up for short-term stays (minimum 1 month) and features a creative contemporary design. It comes fully furnished with a long-term tenant in place, smart TV, linens, crockery, small appliances, and tasteful wall decor. Enjoy fireworks during Stampede and New Year's Eve from your 8' x 16' balcony. Both bedrooms provide stunning sunrises and exhilarating nighttime skyline views. The open-concept living space, featuring hardwood floors, is ideal for entertaining. The chef's kitchen boasts sleek quartz countertops, European-inspired cabinets, upgraded stainless steel appliances, under-cabinet lighting, and a spacious breakfast bar—sure to impress friends and family. Additional features include laundry and storage space, individual furnace and air conditioning controls, one titled underground heated parking stall, and secured bike storage. Located near Crowchild Trail, 17th Ave SW, and downtown, you'll have easy access to shopping at Westbrook Mall, the LRT, and a variety of amenities. The first two floors of the building house commercial spaces, including Village Flatbread, True Gents Barbershop, Red Rock Ophthalmology, and Velo Cafe. Don't miss the opportunity to see this exceptional unit—perfect for your new home or as an investment property.**

Inclusions:  
Property Listed By: **Furniture negotiable  
First Place Realty**

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











