



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2702 17TH #203, Calgary T3E 8A5**

MLS®#: **A2167206**      Area: **Shaganappi**      Listing Date: **09/19/24**      List Price: **\$385,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2017**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Gated,Heated Garage,Underground**

Finished Floor Area

Abv Sqft: **677**  
 Low Sqft:  
 Ttl Sqft: **677**

DOM

**75**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

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

Utilities and Features

Roof:  
 Heating: **Baseboard,Boiler**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Composite Siding,Mixed,Wood Frame**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Built-in Features,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`2" x 11`10"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>8`10" x 7`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 9`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`2" x 9`3"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 5`0"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`0" x 3`0"</b>	<b>Balcony</b>	<b>Main</b>	<b>9`7" x 7`2"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$461

Fee Simple

MU-1

Fee Freq:

Monthly

Legal Desc: 1610654

Remarks

Pub Rmks: **Come check out this Bright & Chic South facing unit in the 1741 Building! Looking for a central location with excellent transit access and just steps from all the stops and shops that 17th Ave SW has to offer, well you've found it! This city home comes with 2 bedrooms + 2 full bathrooms, insuite laundry, same floor storage locker, stainless steel appliances, gas cook top, built-in desk, modern millwork accents and heated underground parking! If your looking for sunshine, unquestionably this home has it! All South facing oversized windows and doors. Solid hardwood and ceramic tile throughout not only provide an elegant look but are easy to maintain. Are you looking for a pet friendly place or investment property? This well run condo building is well positioned by well ranked schools, malls, playgrounds, one of the Best Community association clubhouses in Calgary and the Killarney Aquatic Centre. Carefully designed and built by one of Calgary's premier builder developers the low maintenance exterior will keep this contemporary styled building looking sharp for years to come.**

Inclusions: None  
Property Listed By: CIR Realty

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





















