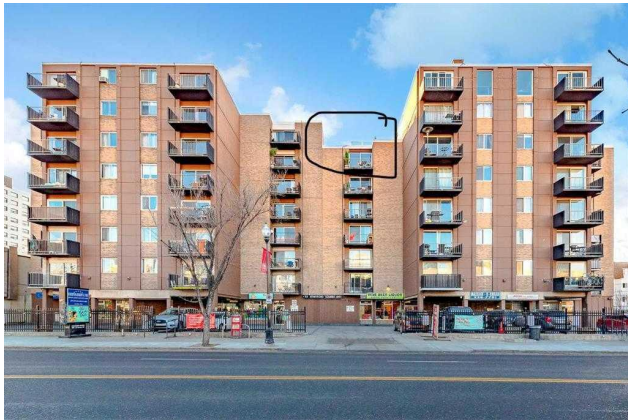


**519 17 Avenue #750, Calgary T2S 0A9**

MLS®#: **A2171797** Area: **Cliff Bungalow** Listing Date: **10/08/24** List Price: **\$322,000**  
 Status: **Active** County: **Calgary** Change: **-\$9k, 26-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **1967**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **774**  
 Low Sqft:  
 Ttl Sqft: **774**

DOM

**106**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Titled, Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Brick, Concrete**  
 Flooring: **Carpet, Ceramic Tile, Laminate**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator**  
 Int Feat: **Double Vanity, Granite Counters, No Animal Home, No Smoking Home, See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	12`10" x 8`7"	Bedroom - Primary	Main	12`10" x 9`4"
Kitchen With Eating Area	Main	12`11" x 9`11"	Living/Dining Room Combination	Main	12`7" x 6`8"
Dining Room	Main	12`7" x 10`2"	Spc Bathroom	Main	9`8" x 7`8"

Legal/Tax/Financial

Condo Fee: **\$593** Title: **Fee Simple** Zoning: **C-COR1**  
 Fee Freq:

Monthly

Legal Desc: 0714961

Remarks

Pub Rmks: **An incredible opportunity awaits to live in one of the city's most vibrant areas, as the owner relocates and hopes to pass this stunning top-floor unit to someone who will truly appreciate it. Located at the bustling intersection of 17th Avenue and Broadway (4th Street), this unique penthouse in an eight-story building has the advantage of no structure above, offering privacy and tranquility. The spacious living room is filled with natural light through large windows, offering unobstructed city views and excellent privacy. Designed with cross-ventilation in mind, the unit stays cool and comfortable during the summer months. The updated kitchen features granite countertops and ample cabinetry, providing style and functionality. The bathroom offers a relaxing soaking tub and the luxury of dual sinks. Both south-facing bedrooms are bathed in sunlight, and with windows on opposite sides of the unit, cross-ventilation is a breeze. Additional conveniences include secure underground titled parking and in-suite laundry, making this penthouse a perfect blend of comfort and urban sophistication.**

Inclusions: none  
Property Listed By: Rekha Realty

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



