

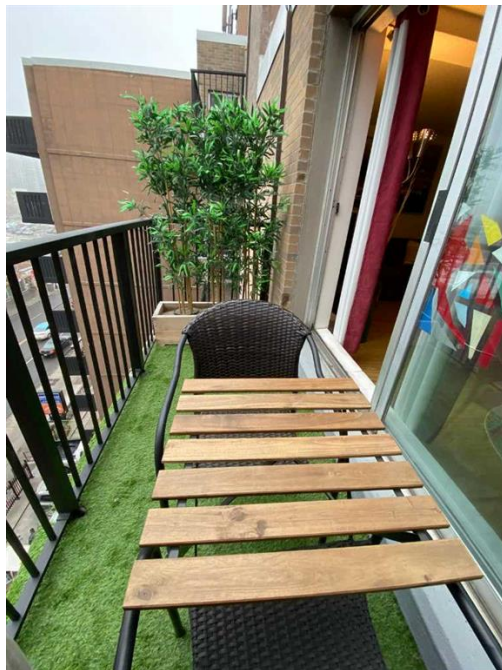


THE
A-TEAM

**RE/MAX
FIRST**

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: **+\$13k, 28-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 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

186
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-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"	5pc Bathroom	Main	9` 8" x 7` 8"

Legal/Tax/Financial

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

Legal Desc: **0714961**

Remarks

Pub Rmks: **Prime Investment Opportunity - Fully Furnished Penthouse with Strong Rental Income** This fully furnished sub-penthouse offers an exceptional investment opportunity with a high rental yield and long-term tenant in place. Located at the bustling intersection of 17th Avenue and Broadway (4th Street), this top-floor unit in an eight-story building ensures privacy with no structure above. ? High Rental Income: Currently leased at \$2,200/month (tenant pays utilities & internet). Secure underground parking rented separately for \$225/month, making this a high-market-cap property. The tenant has expressed interest in extending the lease, offering stable cash flow. ? Premium Features & Layout: Bright & Spacious: Large windows provide unobstructed city views and excellent cross-ventilation for year-round comfort. Well-Designed Bathroom: Dual sinks, a soaking tub, and an option to add a partition for privacy—ideal for shared living or families. South-Facing Bedrooms: Abundant natural light throughout the day. Move-In or Rental Ready: Fully furnished, making it an effortless investment or personal residence. ? Urban Convenience: Secure underground titled parking In-suite laundry for added comfort Prime downtown location near cafes, restaurants, and nightlife With a strong rental return and premium urban appeal, this unit is perfect for investors looking for passive income or homeowners seeking sophisticated city living. ?? Act now—this rare investment opportunity won't last long!

Inclusions: **none**
 Property Listed By: **Rekha Realty**

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





