

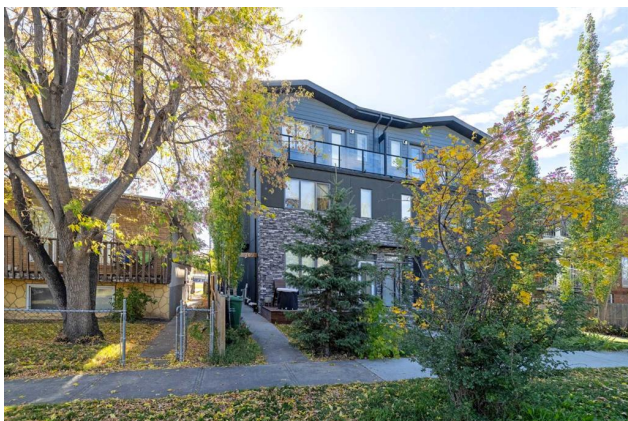


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**709 17 Avenue #2, Calgary T2M 0P8**

MLS®#: **A2172001**      Area: **Mount Pleasant**      Listing Date: **10/14/24**      List Price: **\$649,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2014**

Finished Floor Area  
 Abv Sqft: **2,005**  
 Low Sqft:  
 Ttl Sqft: **2,005**

DOM

**37**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane**  
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,Pantry,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 4`3"	Dining Room	Main	15`1" x 9`10"
Kitchen	Main	12`1" x 9`10"	Living Room	Main	20`0" x 11`7"
4pc Bathroom	Second	10`3" x 4`11"	Bedroom	Second	12`2" x 9`5"
Laundry	Second	10`3" x 5`6"	Loft	Second	20`1" x 11`11"
4pc Ensuite bath	Third	10`4" x 5`6"	4pc Ensuite bath	Third	10`4" x 5`7"
Bedroom	Third	14`3" x 9`7"	Bedroom	Third	12`1" x 9`4"

Legal/Tax/Financial

Condo Fee:  
**\$142**

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

Zoning:  
**M-C2**

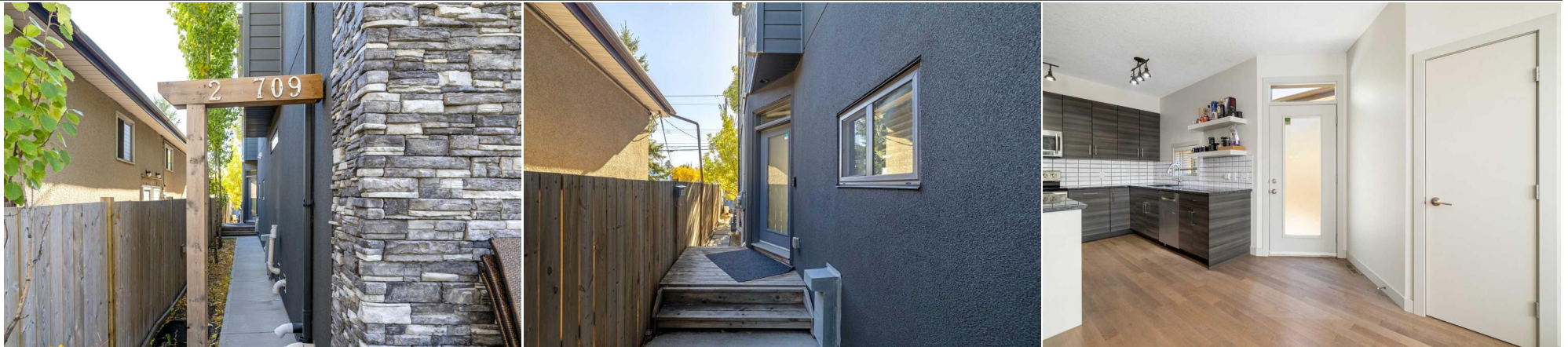
Legal Desc: **1511299**

Remarks

Pub Rmks: **Experience the best of trendy inner-city living with this stunning, contemporary 3-storey infill, perfectly designed for both style and function. Nestled in the highly sought-after community of Mount Pleasant, this south-facing gem in a self-managed 4-plex offers everything you need and more. Inside, the open-concept main floor welcomes you with 9 ft. ceilings, gorgeous hardwood floors, and a spacious layout perfect for entertaining. The gourmet kitchen boasts sleek granite countertops, custom cabinetry, and a large pantry, flowing seamlessly into the dining and living areas filled with natural light from oversized windows. A convenient 2-piece powder room completes the main level. On the second floor, you'll find a versatile bonus room, a full bathroom with granite finishes, a generous laundry room with a sink and shelving, and a large bedroom with a walk-in closet. Skylights above the stairs flood the space with additional light as you head up to the third floor, where two primary bedrooms await—each with its own ensuite bath with granite counters and spacious walk-in closets. The south-facing primary also features a Juliet balcony offering lovely city views. In addition to the interior features, the property includes a single detached garage, providing both security and convenience. Step outside your door and enjoy a short commute to the LRT, North Hill Shopping Centre, the University of Calgary, Foothills Hospital, and vibrant Kensington. Plus, you're just minutes from downtown! With restaurants, parks, playgrounds, and public transit within walking distance, convenience is at your fingertips. Don't miss out on this rare opportunity to live in one of the city's most desirable neighbourhoods—this is inner-city living at its finest!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Complete Realty**

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



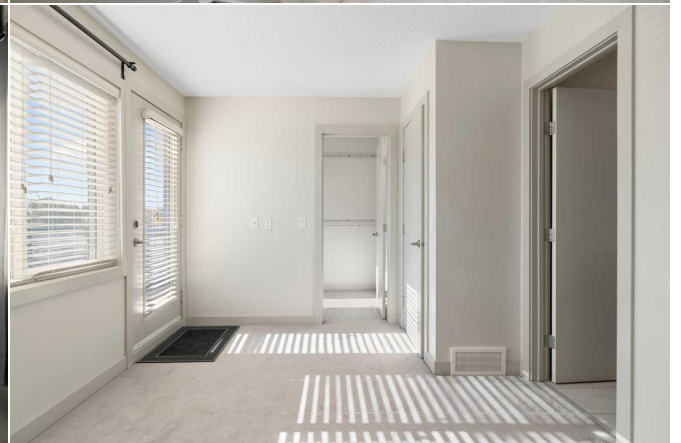








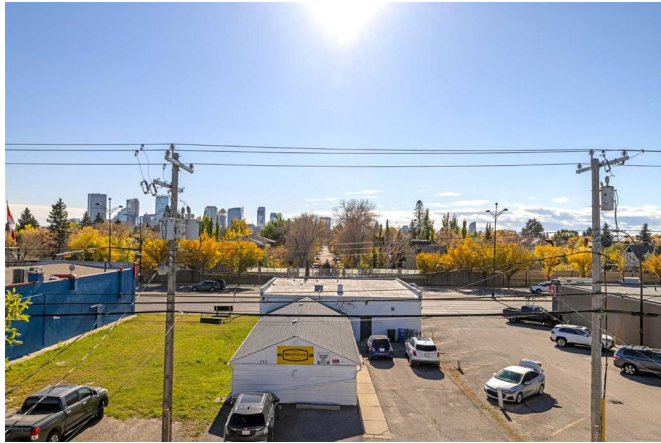












**2-709 17 Ave NW, Calgary, AB**

Main Building: Total Exterior Area Above Grade 2029.77 sq ft



Water regions are excluded from total floor area in CUEDE floor plans. All room dimensions and floor areas must be corroborated approximately and are subject to independent verification.

BiGUIDE