



THE
A-TEAM

**RE/MAX
FIRST**

2505 17 Avenue #406, Calgary T3E 7V3

MLS® #: **A2172264** Area: **Richmond** Listing Date: **10/11/24** List Price: **\$349,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **623**
 Low Sqft:
 Ttl Sqft: **623**

DOM

71
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Utilities and Features

Roof:
 Heating: **Central, Forced Air**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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Living Room
Bedroom - Primary

Main
Main

11`11" x 13`0"
11`7" x 10`8"

Kitchen
4pc Bathroom
Legal/Tax/Financial

Main
Main

9`4" x 10`8"
0`0" x 0`0"

Condo Fee:
\$523

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
C-COR1 f4.74h32

Legal Desc: 1111123

Remarks

Pub Rmks: **INCREDIBLE OPPORTUNITY: 1.79% Mortgage Rate available until July 2026 if the buyer assumes the current mortgage. Experience the perfect blend of comfort and convenience in this exceptional condo, minutes to downtown and all amenities, this lovely property is waiting to call you home! Step inside to discover a thoughtfully designed space with an open-concept living area that is flooded with natural light, thanks to the stunning floor-to-ceiling windows that frame the space. The living room offers seamless access to an east-facing deck, perfect for enjoying your morning coffee as the sun rises. Equipped with a gas line, the deck is also ideal for summer barbecues. The stylish kitchen, featuring a large eating bar, is perfect for casual meals or entertaining guests. The quartz countertops provide a sleek, durable surface, while the gas range stove and tile backsplash add a touch of sophistication. Ample cabinetry ensures you have plenty of storage for all your kitchen essentials, keeping the space clutter-free and organized. The primary bedroom offers floor-to-ceiling windows that let in an abundance of natural light. Wake up to beautiful views and enjoy the serene atmosphere this room provides. The in-unit laundry adds a layer of convenience to your daily routine, making chores quick and easy. Central air throughout the unit ensures year-round comfort. This unit also comes equipped with a titled, underground parking stall. In addition, bicycle storage is available, making it easy to embrace an active, eco-friendly lifestyle. With its prime location and well-appointed features, this condo is more than just a place to live—it's a place to thrive. Whether you're a first-time buyer, downsizing, or looking for a stylish urban retreat, this property offers everything you need to enjoy a comfortable, connected lifestyle. Don't miss out on the opportunity to make this exceptional condo your new home.**

Inclusions: N/A
Property Listed By: RE/MAX First

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







