



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2505 17 Avenue #706, Calgary T3E 7V3**

MLS®#: **A2172305**

Area: **Richmond**

Listing Date: **10/10/24**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2011**

Finished Floor Area

Abv Sqft: **632**

Low Sqft:

Ttl Sqft: **632**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**7**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat: **Back Lane,Corner Lot**  
Park Feat: **Heated Garage,Paved,Underground**

Utilities and Features

Roof: **Rubber**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer**  
Int Feat: **Breakfast Bar,Elevator,No Animal Home,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`3" x 8`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`0" x 11`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`4" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 10`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`10" x 6`7"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`0" x 4`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$524**

Title:  
**Fee Simple**

Zoning:  
**C-COR1**

Fee Freq:  
**Monthly**

Legal Desc: **1111123**

Remarks

Pub Rmks: **Welcome to an exquisite apartment on the 7th floor of the highly sought-after Casel building! Prepare to be captivated by breathtaking city and downtown views through the expansive, floor-to-ceiling, east-facing windows. Start your day with a peaceful sunrise while sipping coffee on your private balcony. The elegant kitchen features a built-in fridge and freezer, stainless steel appliances including a built-in oven, gas range, dishwasher, microwave, and hood fan. It overlooks spacious quartz countertops and a convenient breakfast bar. Upscale finishes such as hardwood floors throughout, soft-close cabinetry, custom wall storage, and sleek roller blinds add to the apartment's sophisticated charm. The in-suite laundry and additional modern touches enhance your living experience. Unwind in the generously sized master bedroom, offering stunning downtown vistas through its floor-to-ceiling windows, or indulge in the luxurious spa bathroom, complete with a separate soaker tub and shower. The building provides secure underground parking and convenient amenities in the lobby, including a grocery store, barber shop, high end wine store, and the renowned Cassis Bistro. Book your private tour today! Will not last long!**

Inclusions:  
Property Listed By: **n/a  
RE/MAX First**

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





