



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**519 17 Avenue #440, Calgary T2S 0A9**

MLS® #: **A2172403**      Area: **Cliff Bungalow**      Listing Date: **10/10/24**      List Price: **\$194,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1968**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **None**

Finished Floor Area

Abv Sqft: **558**  
 Low Sqft:  
 Ttl Sqft: **558**

DOM

**43**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Concrete**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 6`10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`3" x 14`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 11`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`7" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 10`3"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$438

Fee Simple

C-COR1

Fee Freq:

Monthly

Legal Desc: 0714961

Remarks

Pub Rmks: **Welcome to Stratford Towers, ideally situated on the vibrant 17 Ave , where you can enjoy the best of city living just steps from an array of amenities, including transportation, trendy restaurants, lively pubs, and more. This beautifully updated south-facing condo features sleek white flat-panel cabinets, a stylish subway tile backsplash, and elegant quartz countertops with a dual sink, making it a perfect space for cooking and entertaining. The modern kitchen comes equipped with stainless steel appliances, including a microwave oven hood fan and a dishwasher, ensuring both functionality and style. Throughout the unit, you'll find wide-plank laminate flooring—no carpet here! The updated bathroom is a true retreat, boasting a luxurious soaker tub with a full-height tile surround, a chic vanity with an under-mount sink, and contemporary lighting fixtures. Step out onto the cozy patio from the living room to soak in the sunshine, and enjoy the upgraded knock-down ceiling that adds a touch of sophistication. Stratford Towers offers convenient amenities including an elevator, as well as on-site options like a bakery, pizzeria, and liquor store. With an unbeatable location just minutes from Stampede Park and the newly renovated BMO Centre, this condo presents an excellent opportunity for both buyers and investors alike. Don't miss your chance to call this fantastic property home—book a showing today and make your offer!**

Inclusions: **NA**  
Property Listed By: **Royal LePage Solutions**

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





