

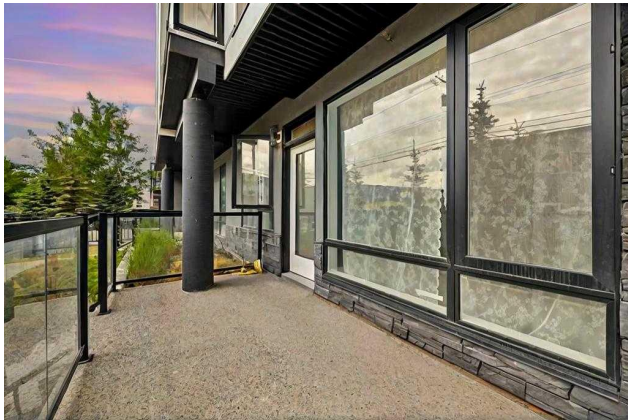


THE
A-TEAM

**RE/MAX
FIRST**

605 17 Avenue #106, Calgary T2M 0N6

MLS® #: **A2174123** Area: **Mount Pleasant** Listing Date: **10/18/24** List Price: **\$369,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**

Finished Floor Area

Abv Sqft: **933**
 Low Sqft:
 Ttl Sqft: **933**

DOM

34
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof: **Asphalt**
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Range,ENERGY STAR Qualified Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`3" x 7`10"	4pc Ensuite bath	Main	5`9" x 7`5"
Bedroom	Main	13`6" x 9`11"	Living/Dining Room Combination	Main	17`5" x 13`8"
Bedroom - Primary	Main	15`9" x 9`11"	Kitchen	Main	9`10" x 10`4"

Legal/Tax/Financial

Condo Fee: **\$609** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **1810086**

Remarks

Pub Rmks: **PETS ALLOWED!! HEAT AND WATER INCLUDED IN FEES!! Welcome to this MAIN FLOOR, SEPERATE ENTERANCE unit in pristine condition featuring two bedrooms, south-facing patio, within walking distance to SAIT, and 5 minutes drive to downtown - a great starter home or investment opportunity that is truly move-in ready! Located on the ground floor of the building, enjoy the convenience of your own private entrance in and out of your suite, patio with a BBQ hook-up, and a quiet and green space that is maintained by the building - perfect space to soak in the summer sun. The light filled open-concept floor plan features 9' ceiling, laminate flooring throughout and south-facing windows in ALL rooms of the suite. There is a large living room, a comfortable dining area and modern kitchen that boasts quartz countertop, stainless steel appliances, full-height modern cabinets, and great sight lines so the cook can be part of the conversation. Two bedrooms, one with its own ensuite, are on opposite ends of the suite, providing great privacy and convenience to act as a rental property. Another full bath with quartz countertops and an underground heated parking spot complete this amazing unit and underground visitor parking. A must-see in person to truly appreciate all the fine details this inner-city home has to offer. Steps away from SAIT, 16th Avenue's restaurants and shops, bike paths, prince's island, and so much more! Check out the 3D tour!**

Inclusions: **none**
Property Listed By: **Royal LePage Benchmark**

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



