



THE
A-TEAM

**RE/MAX
FIRST**

2702 17 Avenue #302, Calgary T3E 8A5

MLS® #: **A2174812**

Area: **Shaganappi**

Listing Date: **10/23/24**

List Price: **\$379,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **672**
Low Sqft:
Ttl Sqft: **672**

DOM

29
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

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

Utilities and Features

Roof: **Flat**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Gas Range,Dishwasher,Dryer,Electric Oven,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,No Smoking Home,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`3" x 8`9"	Living Room	Main	14`0" x 11`10"
Foyer	Main	5`1" x 4`1"	Bedroom - Primary	Main	10`1" x 9`3"
Bedroom	Main	10`0" x 9`11"	3pc Ensuite bath	Main	7`6" x 4`11"
4pc Bathroom	Main	8`6" x 4`11"	Laundry	Main	4`1" x 3`2"
Balcony	Main	9`7" x 6`6"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$460

Fee Simple

MU-1

Fee Freq:

Monthly

Legal Desc:

1610654

Remarks

Pub Rmks:

Welcome to the trendy and sophisticated Condo 1741 located in the heart of sought-after Shaganappi with a very short & convenient proximity to Downtown. This 2 bed & 2 bath apartment, impeccably designed by Truman Homes, offers a beautifully balanced marriage of modern elegance and practicality. Illuminated in natural light, this unit features 9 ft ceilings, a stunning contemporary kitchen with 2-tone cabinets and high-end finishes, open shelving, white subway tile backsplash, sleek quartz countertops, designer stainless steel appliances including efficient countertop gas stove and built in oven, stylish lighting, built-in desk area and eating bar spacious enough to accommodate 4 guests. The bedrooms are separated by the main living space with access to the south facing balcony including a gas line for a BBQ. The master bedroom comes with a luxurious ensuite showcasing a large walk-in shower with marbled tile accents along with a walk-in closet complete with organizers. The generous 2nd bedroom offers ample closet space and the convenience of the nearby 4pc bath. Not to forget the in-suite laundry, that completes this unit. The unit comes with a storage locker located on the same floor, as well as bike storage, and a titled, heated, underground parking stall. The building is located 3 blocks from the LRT station. There are schools, parks, off-leash dog parks, recreation centre, golf course, numerous sports courts and playgrounds all within walking distance. Embrace the lock-and-leave lifestyle and explore the dynamic neighborhood, from vibrant cafes, restaurants & pubs to boutique shopping. Don't miss this opportunity to experience urban luxury - book your showing today!

Inclusions:

Parkade Remote Control, Curtain Rods

Property Listed By:

CIR Realty

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





