



THE
A-TEAM

**RE/MAX
FIRST**

2902 17 Avenue #8, Calgary T3E 0A9

MLS®#: **A2174979**

Area: **Shaganappi**

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

List Price: **\$219,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1965**

Finished Floor Area

Abv Sqft: **487**

Low Sqft:

Ttl Sqft: **487**

DOM

28

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`5" x 10`10"	Kitchen With Eating Area	Main	10`8" x 6`11"
Bedroom - Primary	Main	11`4" x 8`9"	Laundry	Main	4`8" x 3`6"
4pc Bathroom	Main	7`7" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$386

Title: **Fee Simple**
Fee Freq:

Zoning: **MU-1**

Legal Desc:

0613749

Monthly

Remarks

Pub Rmks:

This charming one-bedroom condo is ideally located just minutes from downtown Calgary, with easy access to nearby playgrounds, schools, shopping, restaurants, and transit. The open floor plan makes it perfect for entertaining, allowing you to cook and socialize at the same time. The kitchen is beautifully appointed with stainless steel appliances, granite countertops, and a unique brick-style accent wall that flows seamlessly into the cozy living area. The living room features laminate flooring, built-in bookshelves, space for a flatscreen TV, and an electric fireplace to keep you warm during Calgary's chilly winters. Step outside onto the east-facing balcony, perfect for enjoying your morning coffee in the summer months. The primary bedroom is generously sized, complete with a spacious closet featuring a barn-style door. The unit also includes in-suite laundry, an assigned storage locker just one level down, and a convenient assigned parking stall located at the rear of the building. This condo offers both comfort and convenience, making it an excellent opportunity for urban living. Great home for first time buyers or make it an addition to your rental portfolio. Contact your realtor for your own private viewing.

Inclusions:

N/A

Property Listed By:

TREC The Real Estate Company

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





