

2702 17 Avenue #310, Calgary T3E 0A7

MLS® #: **A2178858** Area: **Shaganappi** Listing Date: **11/14/24** List Price: **\$345,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **504**
 Low Sqft:
 Ttl Sqft: **504**

DOM

19
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

Construction: **Cedar, Composite Siding, Wood Frame**
 Flooring: **Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`3" x 10`6"	Kitchen	Main	10`10" x 7`7"
Nook	Main	5`10" x 3`8"	Bedroom - Primary	Main	10`1" x 9`1"
Laundry	Main	5`5" x 2`9"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$345** Title: **Fee Simple** Zoning: **MU-1**
 Fee Freq:

Legal Desc:

1610654

Monthly

Remarks

Pub Rmks: **Welcome to this stunning 3rd-floor corner unit, where modern living meets an abundance of natural light through extra windows. The stylish kitchen features quartz countertops, stainless steel appliances, and two-tone cabinetry with a natural wood finish and high-gloss white uppers, all equipped with soft-close mechanisms. The open, bright layout boasts wide plank flooring and an inviting office nook, perfect for remote work. You'll also find a well-appointed 4-piece bathroom and convenient in-suite laundry. The spacious bedroom offers a serene retreat, while the tiled heated underground parking and assigned storage unit add to the unit's practicality. Additional bicycle storage is available, catering to active lifestyles. Located just blocks from the C-train station, this property provides easy access to downtown Calgary's vibrant amenities while being nestled in a quieter setting. Enjoy a quick drive to the heart of downtown, Shaganappi Golf Course, and to the Calgary Tennis Club. Whether you're a professional seeking urban elegance or an investor looking for a lucrative income-generating property, this condo is the ideal blend of modern design, functionality, and a prime central location.**

Inclusions:

N/A

Property Listed By:

eXp Realty

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











