



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2734 17 Avenue #403, Calgary T3E 0A7**

MLS®#: **A2179005**      Area: **Shaganappi**      Listing **11/13/24**      List Price: **\$205,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$4k, 12-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1976**

Finished Floor Area  
 Abv Sqft: **519**  
 Low Sqft:  
 Ttl Sqft: **519**

DOM

**38**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment,Up/Down**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Assigned,Covered,Stall**

Utilities and Features

Roof:  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Unknown**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator,Stove(s),Window Coverings**  
 Int Feat: **Storage**  
 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 7`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`1" x 11`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 7`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`7" x 16`5"</b>

Legal/Tax/Financial

Condo Fee: **\$399**  
 Title: **Fee Simple**  
 Fee Freq: **Monthly**

Zoning: **MU-1**

Legal Desc:

7910489

Remarks

Pub Rmks: **RENOVATED LOW CONDO FEES TOP FLOOR UNIT 1 BEDROOM BIG LIVING ROOM DINNG ROOM BATHROOM storge CLOSER TO DOWNTOWN CTRAIN WESTWOOD MALL CTRAIN**

Inclusions: **none**

Property Listed By: **TREC The Real Estate Company**

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





