



THE
A-TEAM

**RE/MAX
FIRST**

2734 17 Avenue #403, Calgary T3E 0A7

MLS®#: **A2179005**

Area: **Shaganappi**

Listing Date: **11/13/24**

List Price: **\$209,000**

Status: **Active**

County: **Calgary**

Change: **None**

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

7
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

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`4"	Bedroom - Primary	Main	10`1" x 11`2"
Kitchen	Main	12`0" x 7`10"	Living Room	Main	14`7" x 16`5"

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





