



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1817 16 Street #405, Calgary T2T 4E3**

MLS® #: **A2179784**

Area: **Bankview**

Listing Date: **11/19/24**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1977**

Finished Floor Area

Abv Sqft: **756**  
Low Sqft:  
Ttl Sqft: **756**

DOM

**2**

Layout

Beds: **2 (2 )**  
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:

**Alley Access,Assigned,Off Street**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Hot Water,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

**Brick,Wood Frame,Wood Siding**

Flooring:

**Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat:

**Breakfast Bar,Open Floorplan,See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`2" x 7`2"	Bedroom	Main	13`11" x 9`4"
Kitchen	Main	17`9" x 7`6"	Living Room	Main	17`9" x 11`6"
Bedroom - Primary	Main	14`4" x 10`8"			

Legal/Tax/Financial

Condo Fee: <b>\$593</b>	Title: <b>Fee Simple</b>	Zoning: <b>M-C2</b>
	Fee Freq: <b>Monthly</b>	

Legal Desc: **0714197**

Remarks

Pub Rmks: **Stunning 2-Bedroom Corner Unit with Panoramic Downtown Views! This bright and spacious top-floor corner unit offers a true penthouse feel, with breathtaking panoramic views of downtown Calgary. Located just steps from the vibrant shops, restaurants, and nightlife along 17th Avenue, you'll enjoy the best of urban living while backing onto a serene green space for a peaceful retreat. The open-concept layout is perfect for both relaxation and entertaining, featuring sleek, durable laminate flooring throughout and a chef-inspired kitchen equipped with stainless steel appliances, granite countertops, and a large 4-person breakfast bar. Whether you're hosting guests or enjoying a quiet meal, this kitchen is a standout. Convenience is key, with in-suite laundry and a modern bathroom with tile flooring and a tub/shower combo. The unit also includes a dedicated surface parking spot at the rear of the building, plus ample street parking. With an unbeatable location, stunning views, and contemporary finishes, this home offers the perfect blend of city and nature. Just a 10-minute walk to Sunalta LRT station, you'll have easy access to transit, making commuting a breeze. This unit truly has it all!**

Inclusions: **N/A**  
 Property Listed By: **eXp Realty**

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











