



THE
A-TEAM

**RE/MAX
FIRST**

2702 17 Avenue #308, Calgary T3E0A7

MLS®#: **A2181702** Area: **Shaganappi** Listing Date: **12/13/24** List Price: **\$439,000**
 Status: **Active** County: **Calgary** Change: **+\$10k, 13-Dec** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **807**
 Low Sqft:
 Ttl Sqft: **807**

Titled, Underground

DOM

8

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Flat**
 Heating: **Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Storage**

Construction: **Aluminum Siding , Composite Siding**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Electric Range, Gas Cooktop, Microwave, Refrigerator, Washer**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`6" x 9`8"	Bedroom	Main	11`0" x 10`6"
Living Room	Main	19`7" x 14`4"	Kitchen	Main	8`1" x 13`4"
4pc Bathroom	Main	4`10" x 7`9"	3pc Ensuite bath	Main	4`11" x 8`0"

Legal/Tax/Financial

Condo Fee: **\$560** Title: **Fee Simple** Zoning: **MU-1**

Fee Freq:
Monthly

Legal Desc: **1610654**

Remarks

Pub Rmks: **Luxury condo apartment nestled in the heart of Shaganappi located near a host of amenities, restaurants, Golf Course, vibrant parks, off-leash dog parks, shopping, LRT, library and the Killarney Aquatic and Recreation Center. When entering the apartment, you are greeted with a modern designed kitchen with counter-top gas stove, stainless steel appliances, quartz countertops with eating bar, and unique lighting with a sleek open floor plan sets the stage for contemporary living and entertaining. This magnificent two-bedroom and two-bathroom unit is designed for modern families, offering ample space and comfort. The primary bedroom features an ensuite bathroom and a spacious walk-in closet. The second bedroom is generously sized, offering flexibility for guests, a home office, or a cozy retreat. The in-suite laundry, two underground titled parking, and one assigned storage room complete the unit. Don't miss your chance to make this dream apartment yours, schedule your private showing today!**

Inclusions: **N/A**
Property Listed By: **Diamond Realty & Associates LTD.**

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





