

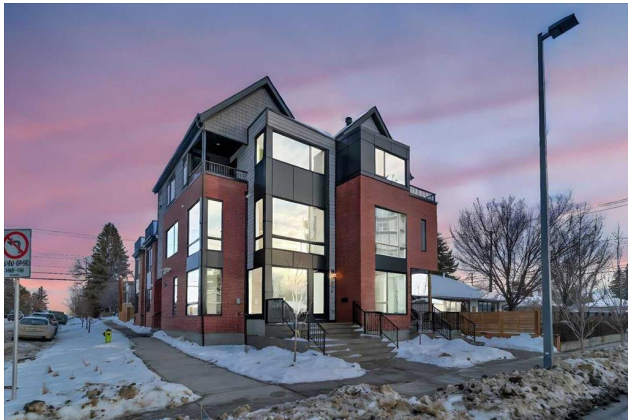


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2522 17 Avenue, Calgary T3E 0A1**

MLS®#: **A2182364**      Area: **Shaganappi**      Listing Date: **12/07/24**      List Price: **\$929,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **5,984 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,456**  
 Low Sqft:  
 Ttl Sqft: **2,456**

DOM

**14**  
Layout  
 Beds: **2 (2 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor, Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Brick, Cement Fiber Board, Metal Siding , Wood Frame**  
 Flooring: **Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garburator, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	3`6" x 10`3"
4pc Bathroom	Main	5`2" x 8`3"
Furnace/Utility Room	Main	18`2" x 8`6"
Living Room	Second	18`5" x 16`6"
Dining Room	Second	14`11" x 16`1"
Bedroom - Primary	Third	18`5" x 22`1"

Room	Level	Dimensions
Flex Space	Main	14`1" x 28`7"
Storage	Main	3`0" x 6`4"
Mud Room	Main	4`6" x 9`1"
Kitchen	Second	18`5" x 11`0"
2pc Bathroom	Second	5`3" x 5`0"
5pc Ensuite bath	Third	5`1" x 13`9"

**Bedroom  
Laundry**

**Third  
Third**

**11`6" x 14`6"  
3`4" x 6`5"**

**4pc Ensuite bath**

**Third**

**8`9" x 10`3"**

Legal/Tax/Financial

Condo Fee:  
**\$418**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**MU-1 f3.0h16**

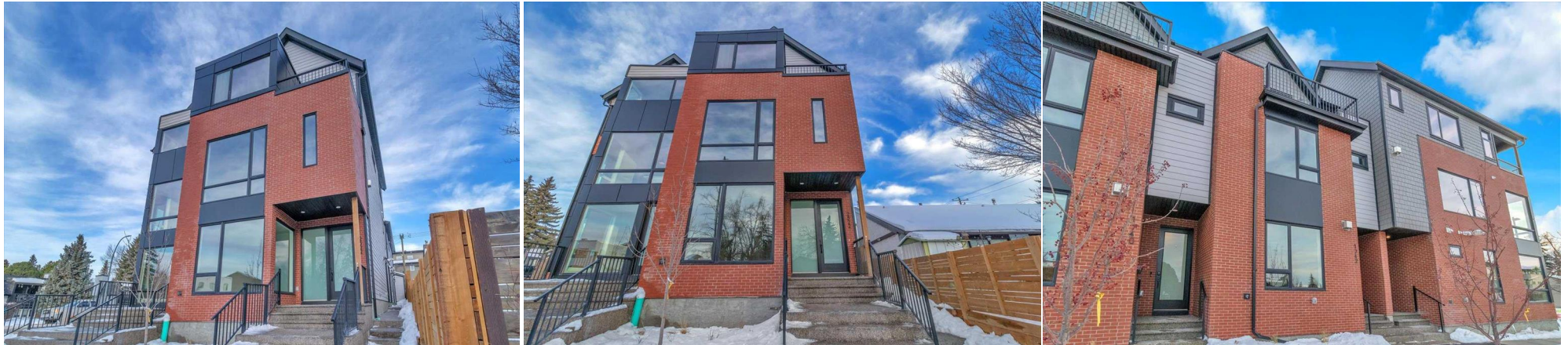
Legal Desc: **5536R**

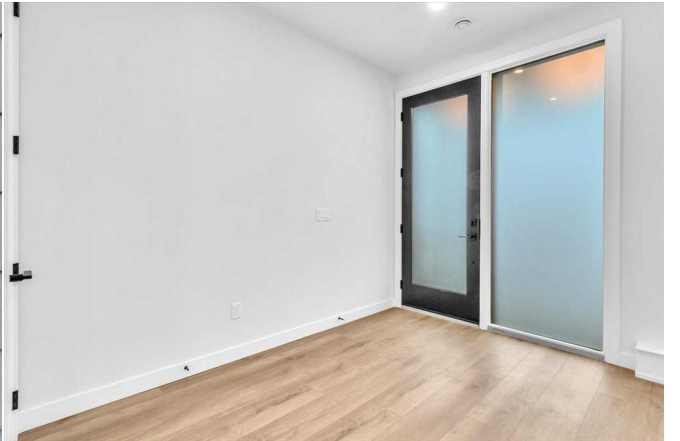
Remarks

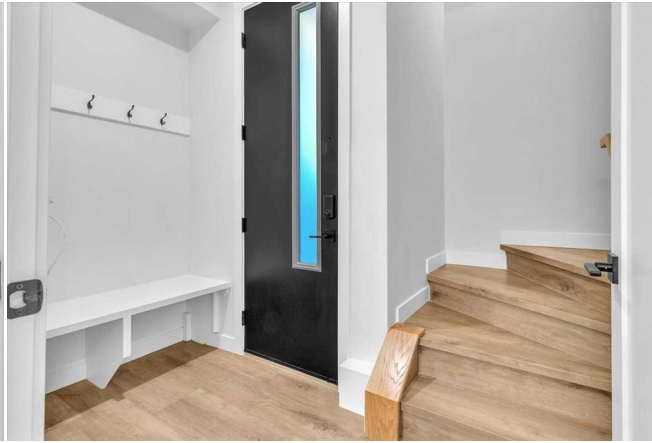
Pub Rmks: **Exceptional LIVE/WORK opportunity.... A rare find in the heart of Calgary just minutes to downtown, this stylish home features an UNUSUALLY LARGE WORK SPACE, (almost 400 sq ft) off front entrance! The second floor is a beautiful open concept design with south facing windows for lots of natural light. The trendy white kitchen has quartz counters, high quality fixtures, Bosch appliances and lots of cabinetry. Whether meeting with clients or enjoying a relaxing evening at home, the atmosphere is both functional & inviting. Ideally located just a few steps from the gorgeous Shaganappi Community Centre park, playground, tennis courts, skating rink and minutes to the VIBRANT ENERGY of 17th Ave with trendy boutiques, coffee shops, restaurants and seasonal outdoor concerts. This property is perfectly suited for professionals such as lawyers, accountants, beauty/aesthetic practitioners, therapists, the opportunities are endless. Don't miss out on this terrific opportunity to elevate your WORK-LIFE BALANCE in one of Calgary's most desirable neighbourhoods!**

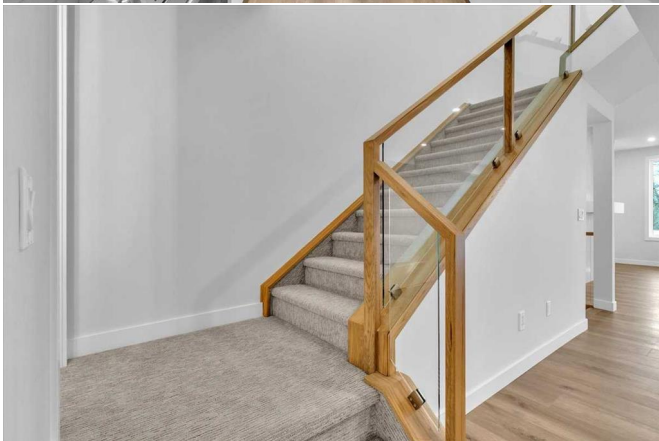
Inclusions:  
Property Listed By: **N/A  
RE/MAX Landan Real Estate**

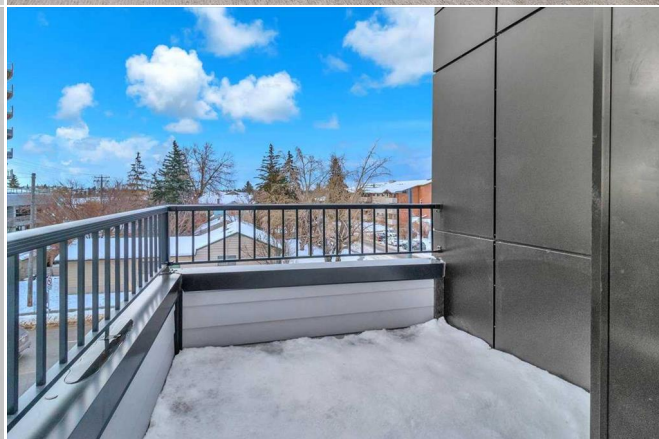
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







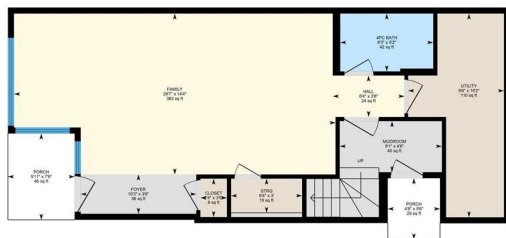






**2522 17 Ave SW, Calgary, AB**

1st Floor Exterior Area 788.10 sq ft

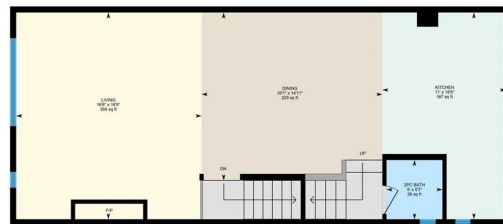


0 4 8 ft PREPARED: 2024/12/04

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**2522 17 Ave SW, Calgary, AB**

2nd Floor Exterior Area 872.18 sq ft

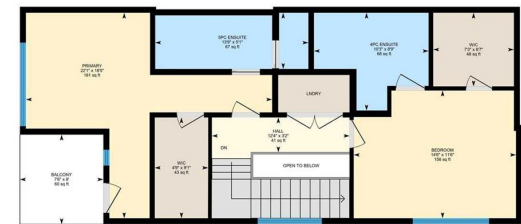


0 4 8 ft PREPARED: 2024/12/04

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**2522 17 Ave SW, Calgary, AB**

3rd Floor Exterior Area 703.87 sq ft  
Excluded Area 19.08 sq ft



0 4 8 ft PREPARED: 2024/12/04

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