

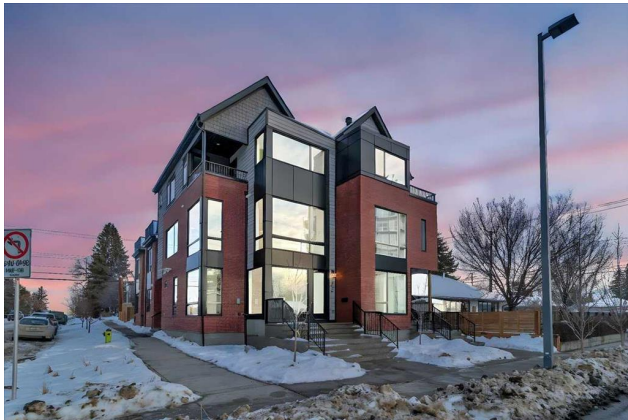


THE A-TEAM

RE/MAX FIRST

2524 17 Avenue, Calgary T3E 0A1

MLS@#: A2182625 Area: Shaganappi Listing Date: 12/08/24 List Price: \$899,000
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:
Lot Shape:

Finished Floor Area
Abv Sqft: 2,127
Low Sqft:
Ttl Sqft: 2,127

DOM
44
Layout
Beds: 2 (2)
Baths: 3.5 (3 1)
Style: 3 Storey

Access:
Lot Feat: Back Lane,Corner Lot
Park Feat: Stall

Parking
Ttl Park: 1
Garage Sz:

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Foyer, Bathrooms, Kitchen, Living Room, Dining Room, and Bedrooms with their respective levels and dimensions.

4pc Ensuite bath

Third

10`2" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$360

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MU-1

Legal Desc: **2411355**

Remarks

Pub Rmks: **It's time to elevate your work - life balance. Move into this modern sophisticated residential townhome and enjoy the convenience of the spacious and versatile main floor COMMERCIAL WORK SPACE; minutes to downtown, the LRT station and walking distance to all of the 17th Ave shops, restaurants and boutiques. The residential floors feature STUNNING WINDOW SCAPING with lots of natural light, private balconies, a beautiful open kitchen, high ceilings, quality fixtures and LVP flooring. The large floor to ceiling windows are south and west facing for a bright sun filled open floor plan. The opportunities for this townhome are endless.... day care operators, counselling services and the list goes on. Located in Shaganappi, one of Calgary's most desirable INNER CITY neighbourhoods!**

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

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

