

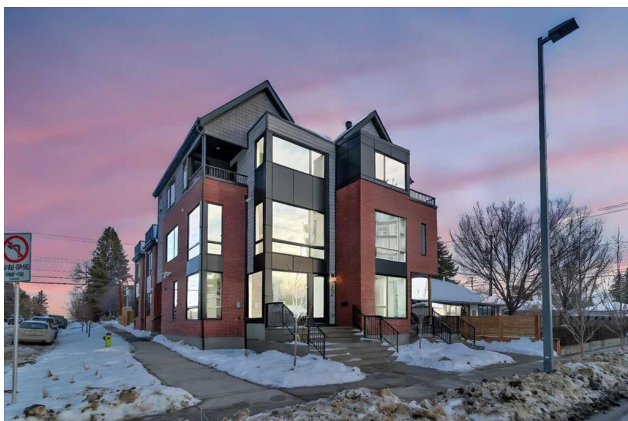


THE
A-TEAM

**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

13
Layout
 Beds: **2 (2)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Cement Fiber Board,Metal Siding ,Wood Frame**
 Heating: **In Floor,Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** 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	Room	Level	Dimensions
Foyer	Main	11`9" x 6`5"	Flex Space	Main	18`10" x 16`6"
4pc Bathroom	Main	4`10" x 8`3"	Furnace/Utility Room	Main	7`10" x 8`1"
Mud Room	Main	7`10" x 7`0"	Living Room	Second	15`8" x 21`10"
Kitchen	Second	12`3" x 15`11"	Dining Room	Second	10`2" x 9`5"
2pc Bathroom	Second	5`2" x 4`10"	Bedroom - Primary	Third	12`3" x 17`10"
4pc Ensuite bath	Third	10`2" x 6`6"	Bedroom	Third	15`6" x 10`11"

4pc Ensuite bath

Third

10`2" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$360

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MU-1

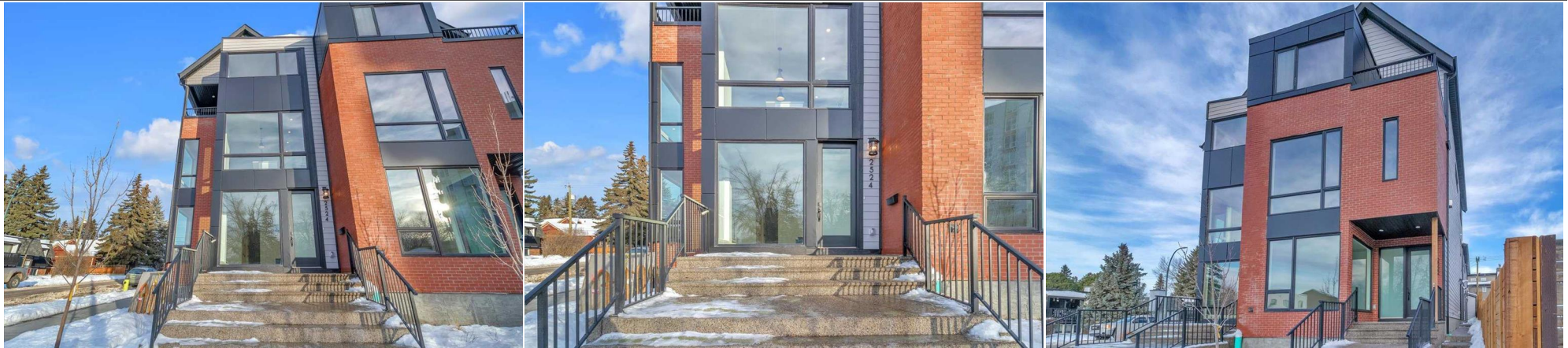
Legal Desc: **2411355**

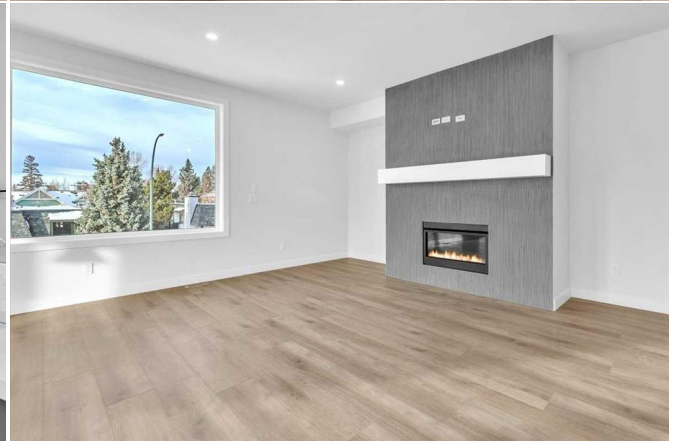
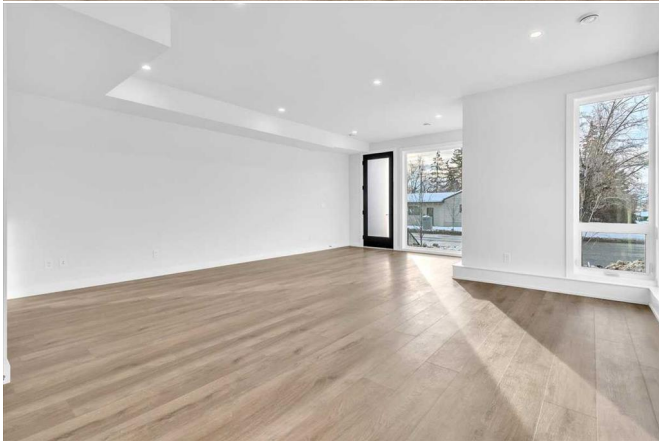
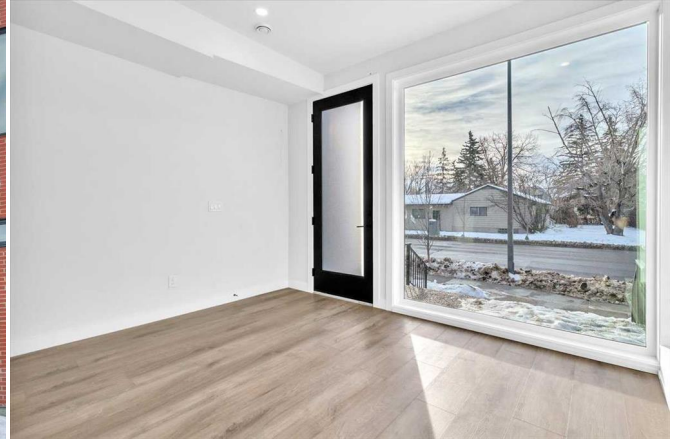
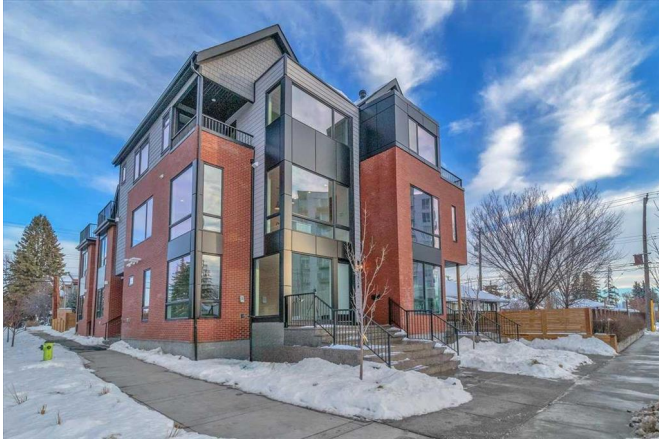
Remarks

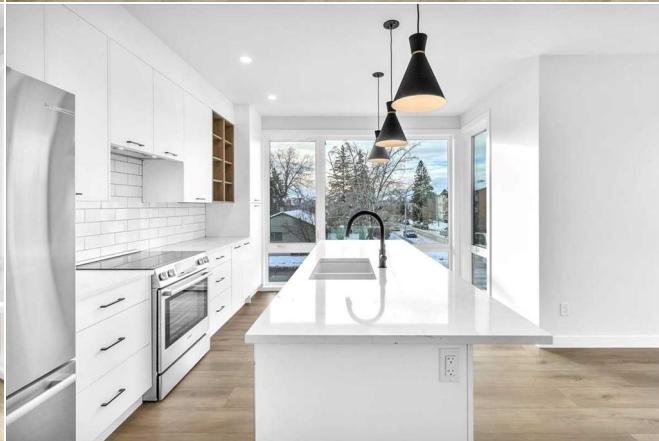
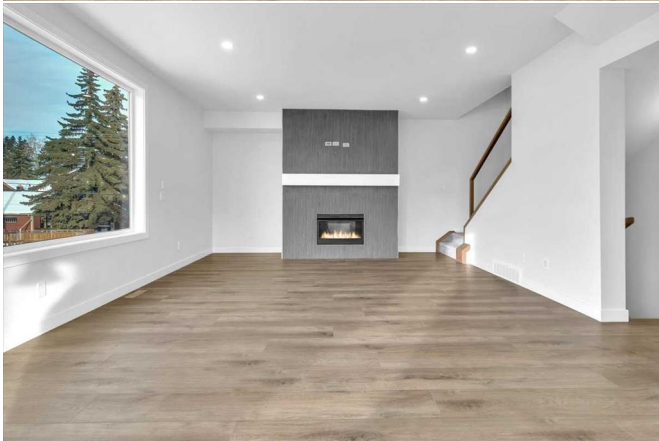
Pub Rmks: **It's time to elevate your work - life balance. Move into this modern sophisticated residential townhome and enjoy the convenience of the spacious and versatile main floor COMMERCIAL WORK SPACE; minutes to downtown, the LRT station and walking distance to all of the 17th Ave shops, restaurants 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!**

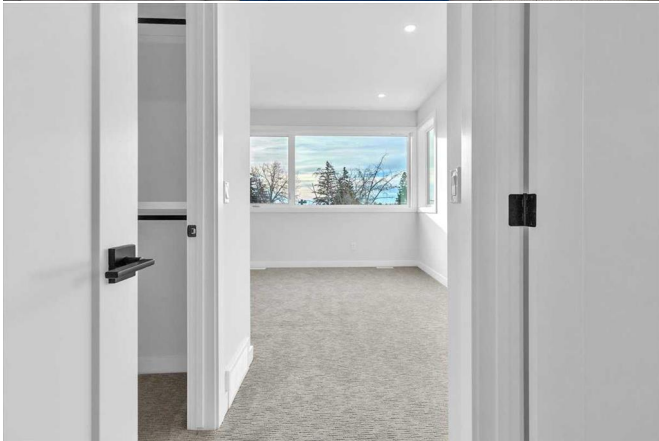
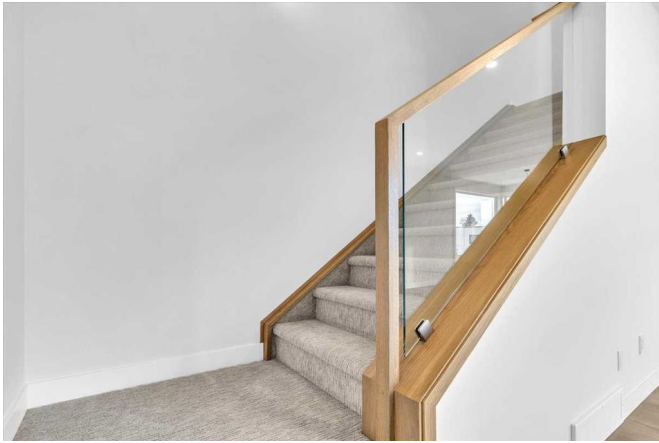
Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

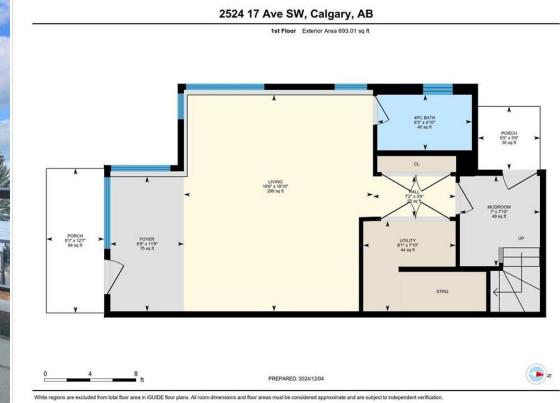
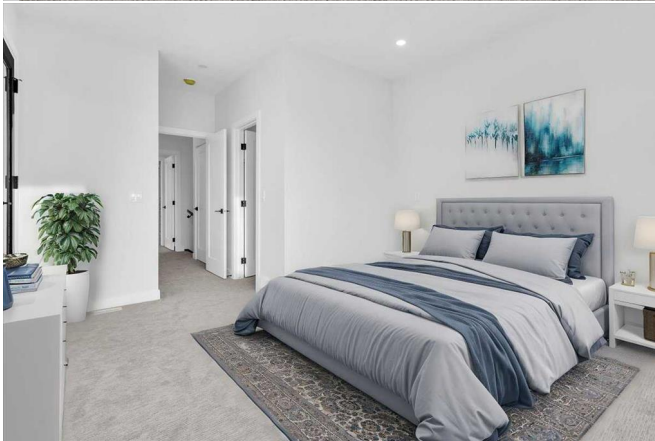
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



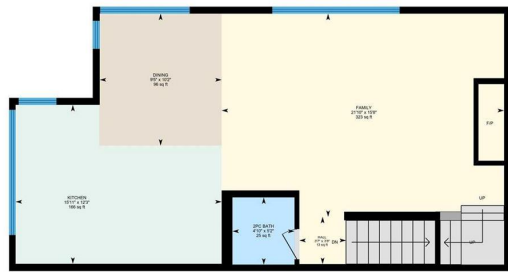








2524 17 Ave SW, Calgary, AB
2nd Floor Exterior Area 748.87 sq ft



2524 17 Ave SW, Calgary, AB
3rd Floor Exterior Area 857.87 sq ft

