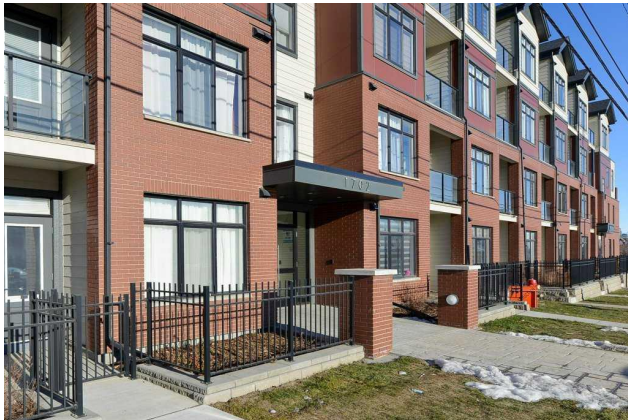


1702 17 Avenue #305, Calgary T2T 0E7

MLS®#: **A2183496** Area: **Scarboro** Listing **12/16/24** List Price: **\$334,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2023**

Finished Floor Area
 Abv Sqft: **562**
 Low Sqft:
 Ttl Sqft: **562**

DOM
5
Layout
 Beds: **1 (1)**
 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: **Covered,Heated Garage,Titled,Underground**

Utilities and Features

Roof:
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Composite Siding,Concrete,Stone,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4` 11" x 9` 2"	Balcony	Main	9` 10" x 4` 8"
Bedroom	Main	9` 8" x 11` 6"	Kitchen	Main	12` 11" x 12` 8"
Living Room	Main	10` 11" x 16` 10"			

Legal/Tax/Financial

Condo Fee: **\$341** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Legal Desc:

2310348

Monthly

Remarks

Pub Rmks:

Discover your perfect home in the only condominium building nestled in the historic and sought-after Scarboro neighborhood. With low condo fees, this exceptional unit is ideal for busy professionals working downtown or as a premium investment property, with rentals in this area commanding top dollar. Boasting a Walk Score of 94 and a Bike Score of 88, you'll love the convenience of being just blocks from the Sunalta LRT station. Whether on foot, bike, or simply leaving your car in the secure, heated underground parking, urban living has never been easier. Step inside this beautifully designed one-bedroom, one-bathroom condo, located on the third floor of this modern and secure building. Enjoy the open-concept layout featuring luxury vinyl plank flooring, natural tones, and abundant natural light. The spacious kitchen is a chef's dream, equipped with high-end appliances, quartz countertops, a large island with undermount sink, and ample cabinet storage. The living area comfortably accommodates all your furniture and flows seamlessly to your private balcony, complete with a natural gas BBQ hookup, you'll enjoy breathtaking, unobstructed views of downtown Calgary. The large bedroom features an oversized window framing stunning city skyline views and connects to a huge walk-through closet that leads to the luxurious bathroom. With quartz countertops, a spacious vanity, and a tiled tub surround, the bathroom exudes elegance and practicality. Additional highlights include a modern in-unit washer and dryer, in-floor heating, in-unit controlled air conditioning, and a titled parking. All existing furniture, fixtures, décor, household items, and any other items located within the unit are included - move in ready.

Inclusions:

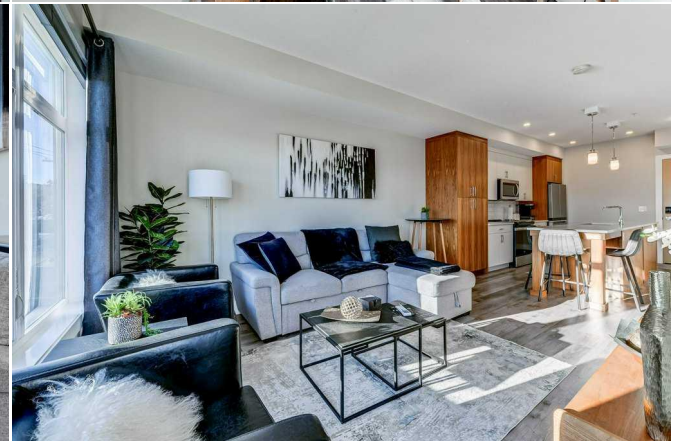
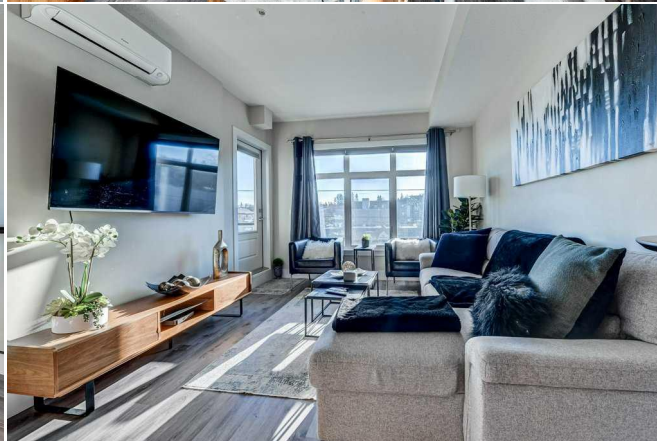
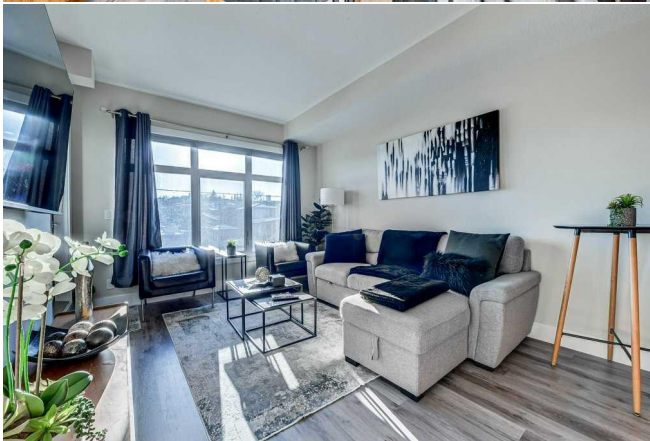
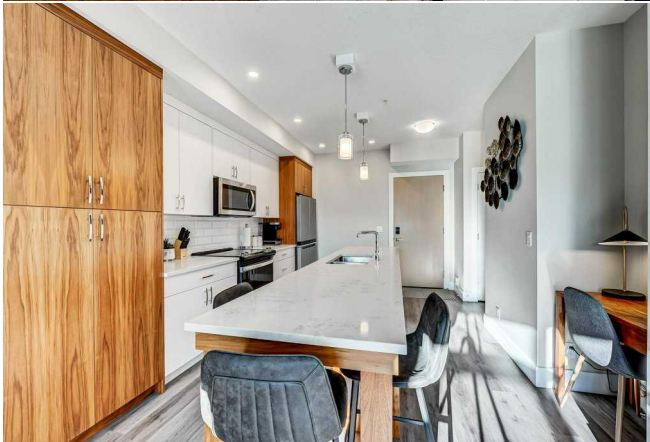
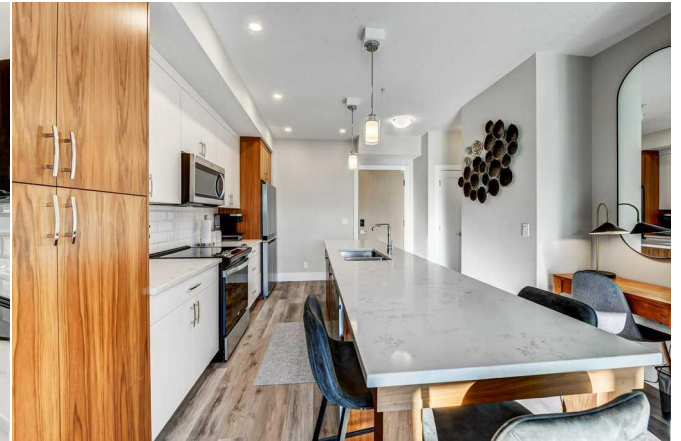
All existing furniture, fixtures, décor, household items, and any other items located within the unit as of the date of an agreement are included - move in ready.

Property Listed By:

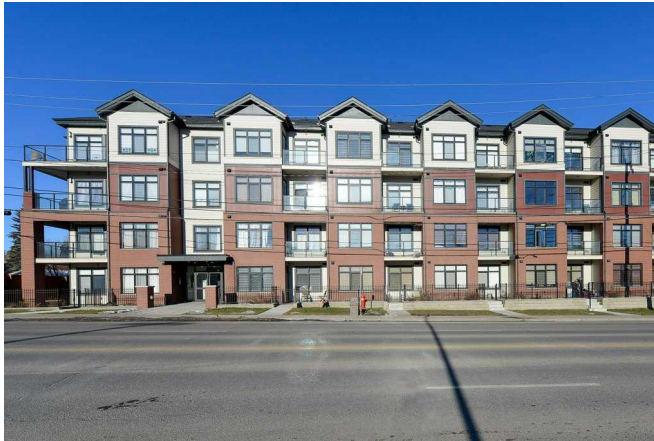
RE/MAX Realty Professionals

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









305-1702 17 Ave SW, Calgary, AB

Main Floor Interior Area 562.11 sq ft



PREPARED: 2024/12/13

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