



THE
A-TEAM

**RE/MAX
FIRST**

1919 17 Avenue #305, Calgary T2T 0E9

MLS® #: **A2183529** Area: **Bankview** Listing Date: **01/09/25** List Price: **\$250,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1982**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **966**
 Low Sqft:
 Ttl Sqft: **966**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned, Parkade, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows**
 Utilities:

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`5" x 11`2"	Dining Room	Main	9`5" x 8`10"
Bedroom - Primary	Main	15`8" x 12`8"	Bedroom	Main	11`6" x 7`8"
Kitchen	Main	11`1" x 9`1"	4pc Bathroom	Main	7`2" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$662** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Legal Desc:

8810536

Monthly

Remarks

Pub Rmks: **Excellent location for this huge 966sf 2 bedrooms apartment in a very quiet building. It has the lowest condo fee per sf of all 2 bedrooms on the market in the central area. Several renovations were done last year: new flooring and paint, new vanity and toilet, new lighting and new washer and dryer. Enjoy your morning coffee on the West facing balcony, or have your friends over for a nice BBQ. The unit comes with a convenient underground heated parking stall. And there is also street parking for your visitors on the adjacent 18A street. It's conveniently close to transportation, shopping, schools and parks. Come and see for yourself!**

Inclusions: **None**

Property Listed By: **CIR Realty**

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





