



THE
A-TEAM

**RE/MAX
FIRST**

1605 17 Street #209, Calgary T2G 2L7

MLS® #: **A2184067** Area: **Inglewood** Listing Date: **12/20/24** List Price: **\$295,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **491**
 Low Sqft:
 Ttl Sqft: **491**

DOM

33

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction:
Cement Fiber Board, Masonite, Metal Siding
, Wood Frame

Flooring:
Ceramic Tile, Vinyl Plank

Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer Stacked**
 Int Feat: **Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`0" x 10`3"	Kitchen With Eating Area	Main	13`9" x 10`9"
Pantry	Main	2`11" x 1`11"	Entrance	Main	3`11" x 3`2"
4pc Bathroom	Main	8`7" x 4`11"	Laundry	Main	3`0" x 3`4"
Walk-In Closet	Main	6`4" x 4`7"	Bedroom - Primary	Main	11`11" x 9`2"
Balcony	Main	10`8" x 6`4"			

Condo Fee:
\$245

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2310163**

Remarks

Pub Rmks: **This modern unit offers the perfect blend of style and convenience, whether you're an investor or a buyer looking for your dream home. Located in the heart of Inglewood, this vibrant community is known for its trendy cafes, eclectic restaurants, boutique shopping, and scenic parks. With downtown Calgary just minutes away and major highways nearby, commuting is a breeze. Close to downtown Calgary and easy access to Deerfoot. Step inside to discover an open-concept layout with high-end finishes throughout, including durable vinyl plank flooring, sleek stone countertops, soft-close cabinetry, and a stainless steel Whirlpool appliance package. The spacious primary bedroom is a true retreat, featuring walk-through closets that lead to a stylish 4-piece ensuite. Additional highlights include in-suite laundry and TITLED underground stall parking #126. This is a rare opportunity to own in one of Calgary's most desirable areas. Whether you're looking for a home or an investment, this unit is perfect for both. Act fast - this gem won't last long!**

Inclusions: **none**
Property Listed By: **eXp Realty**

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









