



THE
A-TEAM

**RE/MAX
FIRST**

1231 17 Avenue #104, Calgary T2M 0P9

MLS®#: **A2185532**

Area: **Capitol Hill**

Listing Date: **01/13/25**

List Price: **\$219,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 24-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **486**
Low Sqft:
Ttl Sqft: **486**

Alley Access,Assigned,Outside,Stall

DOM

19

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **0**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**
Int Feat: **Granite Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		Living Room	Main	12`10" x 10`9"
Dining Room	Main	7`8" x 5`10"	Kitchen	Main	7`6" x 7`4"
Bedroom - Primary	Main	11`2" x 8`9"	Laundry	Main	3`9" x 3`5"

Legal/Tax/Financial

Condo Fee:
\$336

Title:
Fee Simple

Zoning:
M-C2

Legal Desc:

0713828

Fee Freq:
Monthly

Remarks

Pub Rmks:

Available for quick possession is this updated condo in THE EDGE ON 17th in the popular inner city community of Capitol Hill, just a short walk to SAIT, bus stops & only minutes to North Hill shopping & Lions Park LRT. This recently repainted 1 bedroom unit has oversized windows, galley kitchen with granite counters, insuite laundry & new vinyl plank floors. Open concept floorplan with spacious living room, cozy dining area & stylish kitchen has great cabinet space & Whirlpool stainless steel appliances plus brand new LG fridge. The bedroom is a super size & comes complete with mirrored closet & built-in shelving. The full bath has tile floors & granite-topped vanity, Toto toilet & bathtub with rainshower head. Convenient insuite storage room with laundry hookups. Down the hall is the common laundry room, & access to your assigned parking stall at the back of the building. This boutique-style concrete 4-storey walkup - with just 20 homes, was refurbished in 2007 with copper plumbing & high-efficiency boilers, upgraded electrical & fire monitoring system, windows & intercom system. Pet-friendly building with condo board approval & the monthly condo fees include heat & water-sewer. Excellent opportunity for the first-time homeowner or as an investment, in this incredible location with everything right at your doorstep, with quick easy access to 14th Street & historic Riley Park, Confederation Park, Kensington district & downtown.

Inclusions:

N/A

Property Listed By:

Royal LePage Benchmark

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





