



THE
A-TEAM

**RE/MAX
FIRST**

2909 17 Avenue #705, Calgary T3E 0B1

MLS® #: **A2186073** Area: **Killarney/Glengarry** Listing Date: **01/16/25** List Price: **\$299,000**
 Status: **Pending** 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:

Access:
 Lot Feat:
 Park Feat:

Off Street, Parkade, Underground

Finished Floor Area

Abv Sqft: **861**
 Low Sqft:
 Ttl Sqft: **861**

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Boiler**
 Sewer:
 Ext Feat: **Balcony,Barbecue**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Elevator,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`4" x 8`3"	Nook	Main	10`6" x 8`5"
Living Room	Main	16`8" x 11`2"	Foyer	Main	8`5" x 3`6"
Laundry	Main	8`1" x 4`2"	Balcony	Main	16`6" x 5`0"
Bedroom - Primary	Main	13`4" x 9`11"	Bedroom	Main	16`8" x 9`7"
4pc Bathroom	Main	8`0" x 4`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$651

Fee Simple

MU-1

Fee Freq:

Monthly

Legal Desc: 9311987

Remarks

Pub Rmks: **CONCRETE BUILDING - TITLED UNDERGROUND HEATED PARKING-ELEVATOR-RENOVATED-TOP FLOOR-SOUTH WEST CORNER-ROCKY MOUNTAIN VIEWS- PLENTY OF NATURAL LIGHT-2 BEDROOMS-1 BATHROOM- IN SUITE LAUNDRY-861 SQUARE FEET OF LIVING SPACE- Beautifully renovated, open floor plan features a dining area for 4-6 people, a spacious living room, a dream kitchen with a stainless steel appliance package (dishwasher, hood fan, microwave oven, stove and oven), granite counter tops, undermount sink, ample cabinetry and a large window above the sink which provides stunning mountain views. The 2 bedrooms are airy, have plentiful closet space and are flooded with natural light. The bathroom has additional storage with an upgraded tiled tub surround. Included with the condo are a washer and dryer, located in a spacious closet (8'X4') allowing for more in suite storage. The large balcony (16'X5') has a southern exposure and faces a grassy park on a quiet street, has incredible mountain views, is also great for entertaining friends and/or family and BBQing. The underground parking stall is titled which means you own the stall and it cannot be reassigned, and is very close to the building's elevator. LOCATION, LOCATION AND LOCATION: The building is perfectly located five minutes from downtown by car and 20 minutes by public transit or bike. Major roadways such as The Calgary Ring Road, Trans-Canada Highway, Sarcee Tr. and Crowchild Tr. are easily accessible. The condo is across the street from Killarney Aquatic and Recreation Centre. Also, many restaurants, hospitals, pubs, movie theatres, stores, supermarkets, golfing, shopping, public transit and schools are in the neighborhood or not too far. Don't miss this rare opportunity to own a condo in the coveted community of Killarney!**

Inclusions: Shelves in 2nd bedroom, closet with washer/dryer, entryway and bathroom - Mirror in bedroom.

Property Listed By: TREC The Real Estate Company

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







