



THE A-TEAM

RE/MAX FIRST

3030 17 Street #204, Calgary T2T 6X3

MLS®#: A2186423 Area: South Calgary Listing Date: 01/15/25 List Price: \$1,449,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2019

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Underground

Finished Floor Area

Abv Sqft: 1,451
Low Sqft:
Ttl Sqft: 1,451

DOM

17

Layout

Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 2
Garage Sz:

Utilities and Features

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

Construction: Stone,Stucco,Wood Frame
Flooring: Carpet,Hardwood,Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: Bar Fridge,Built-In Refrigerator,Dishwasher,Gas Stove,Microwave,Washer/Dryer,Window Coverings
Int Feat: Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Smart Home,Soaking Tub,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Dining Room, Kitchen, Bedroom - Primary, Walk-In Closet, and 3pc Bathroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,285

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1911485

Remarks

Pub Rmks:

Presenting, with great pleasure, a true masterpiece by renowned Rockwood Custom Homes. Welcome to the coveted Residences of King Edward. An exclusive complex comprised of only 18 luxurious custom units, nestled in the vibrant community of South Calgary, a master-planned art and business community featuring cSPACE. This stunning one-of-a-kind condo truly offers luxury living at its finest. Step in and fall in love with the exquisitely appointed living quarters displaying the highest level of craftsmanship. Brilliantly designed, featuring soaring ceilings, masterful signature rockwood fireplace, expansive windows and tri-fold patio doors to the heated deck beautifully capturing the downtown views. You'll love the chef inspired kitchen with it's leathered granite tops on back wall & granite on counter sink, offering a Subzero refrigerator, 48" Dacor Gas Cooktop and double oven, Wolf Pro Ventilation Hood, Miele Dishwasher, double built-in Jenn Air drawer fridge, wine fridge, and an amazing walk - in pantry with numerous built-in features. The dream sized master retreat offers a luxurious spa inspired ensuite complete with a deluxe Grohe Rain Shower and telescopic steam shower system, free standing soaker tub, and large walk-in closet. The opposite side contains a second bedroom that's ideal for guests with its dedicated 3 piece bathroom. Highlights include an Elan Smart Home Automation System, Nu Heat heating floor system, quartz counters in bathrooms and pantry, built in patio heater, custom automated blinds in living/dining room, custom blinds and draperies plus blackout custom curtains in each bedroom, 2 titled underground parking stalls, and a surprisingly large separate storage unit. Located in a highly desirable neighborhood within walking distance to shops and restaurants in Marda Loop, with easy access to downtown, and within close proximity to South Calgary Park, pet friendly River Park, and all this vibrant community has to offer. A rare opportunity not to be missed.

Inclusions:

3 Speakers

Property Listed By:

Stonemere Real Estate Solutions

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











