

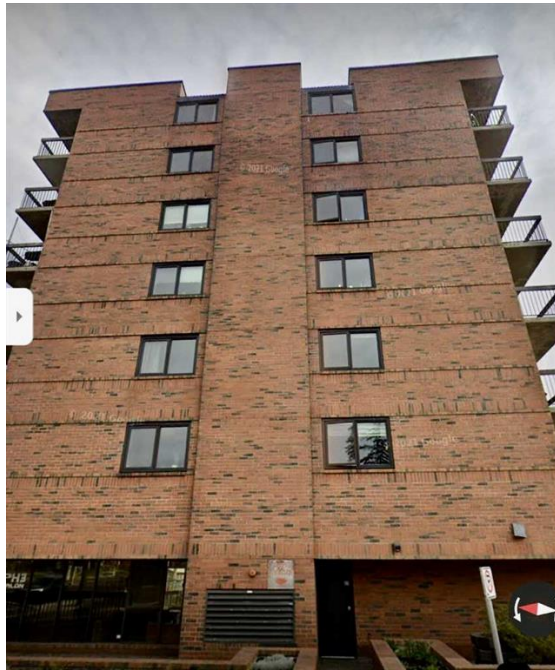


THE
A-TEAM

**RE/MAX
FIRST**

2909 17 Avenue #501, Calgary T3E 0B1

MLS® #: **A2187166** Area: **Killarney/Glengarry** Listing Date: **01/16/25** List Price: **\$239,000**
 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: **858**
 Low Sqft:
 Ttl Sqft: **858**

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall, Titled, Underground

Utilities and Features

Roof: **Asphalt/Gravel, Flat**
 Heating: **Boiler**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`6" x 9`10"	Kitchen	Main	8`2" x 8`2"
Bedroom - Primary	Main	11`6" x 9`10"	Dining Room	Main	8`2" x 8`2"
Living Room	Main	14`9" x 11`6"	4pc Bathroom	Main	
Legal/Tax/Financial					

Condo Fee: **\$562** Title: **Fee Simple** Zoning: **MU-1**
 Fee Freq: **Monthly**

Legal Desc: **9311987** Remarks

Pub Rmks: **This spacious 2 bedroom condo located in the thriving community of Killarney boast a large master bedroom with a walk-in closet with access via pocket door to the 4 piece bathroom. The upgraded kitchen has amazing views to Downtown with an open floor plan with the living room with sliding glassed doors that leads to large south facing mountain view!! A nice size dining room, 2nd bedroom and insuite laundry!!! Underground titled stall. Walking distance too Killarney Rec Centre, transit, downtown and all other amenities. Call your forite Realtor today!**

Inclusions: **na**
 Property Listed By: **VIP Realty & Management**

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





