



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**610 17 Avenue #502, Calgary T2S0B4**

MLS®#: **A2187375**      Area: **Beltline**      Listing Date: **01/13/25**      List Price: **\$349,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1979**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Assigned,Enclosed,Heated Garage,Secured,Stall,Underground**

Finished Floor Area

Abv Sqft: **827**  
 Low Sqft:  
 Ttl Sqft: **827**

DOM

**40**

Layout

Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Brick,Concrete**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>38`10" x 50`0"</b>
<b>Flex Space</b>	<b>Main</b>	<b>22`2" x 38`3"</b>	<b>Foyer</b>	<b>Main</b>	<b>22`2" x 37`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>43`6" x 25`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>21`7" x 23`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>61`3" x 41`3"</b>			

Legal/Tax/Financial

Condo Fee: **\$902**      Title: **Fee Simple**      Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **9511228**

Remarks

Pub Rmks: **Experience urban living at its finest in this renovated New York Style Loft, perfectly situated on vibrant Uptown 17th Avenue. This is a gated building with a secure park-like patio in front. Featuring soaring 12-foot ceilings, exposed ductwork, and an open concept design, this space offers a sleek, modern aesthetic with a nod to warehouse-inspired architecture. The spacious kitchen features a large island with poured concrete countertops, stainless steel appliances, and a stylish hood fan, seamlessly flowing into the living and dining areas. The Murphy bed is tucked away to add both charm and practicality, while allowing ample space for entertainment with stunning panoramic views of the city to greet you each morning. The upscale four-piece bathroom boasts a deep soaker tub and walk-through access to a convenient laundry and storage room. Additional perks include newer laminate flooring, brick wall accents, fresh, designer paint, remote-controlled blinds, and assigned secure parking/storage room. Plus, electricity, air conditioning and heat and hot water are included in the condo fees. Located in the Beltline, you'll enjoy unparalleled access to top-tier shopping, dining, and entertainment, all just steps away. Perfect for those seeking a walkable, work-and-play lifestyle. Book your showing today and discover the perfect blend of style, convenience, and city living!**

Inclusions: **Murphy Bed, Leather Couch, Blue Couch & Chair, Pipe Bookshelves, Coffee Table, TV Stand, Curtains & Rods**

Property Listed By: **Century 21 Bamber Realty LTD.**

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

















