



THE
A-TEAM

**RE/MAX
FIRST**

2542 17 Avenue, Calgary T3E 7G9

MLS®#: **A2187754**

Area: **Shaganappi**

Listing Date: **01/16/25**

List Price: **\$419,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1995**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,093**
Low Sqft:
Ttl Sqft: **1,093**

DOM

16
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Lane,Level**
Park Feat: **Carport**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground,Storage**

Construction: **Stucco,Vinyl Siding**
Flooring: **Ceramic Tile,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **French Door,Granite Counters,No Animal Home,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	15`8" x 11`10"	Bedroom	Second	13`1" x 9`10"
4pc Ensuite bath	Main	6`1" x 10`5"	4pc Ensuite bath	Second	7`6" x 5`7"
Kitchen	Main	10`3" x 9`1"	Living Room	Main	8`9" x 10`3"
Dining Room	Main	10`3" x 8`7"	Storage	Main	7`3" x 4`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$558

Fee Simple

MU-1

Fee Freq:
Monthly

Legal Desc: 9512046

Remarks

Pub Rmks: **Welcome to this beautifully renovated inner-city townhouse! This 2-bedroom, 2-bathroom home offers approximately 1,100 sq. ft. of thoughtfully designed living space, ideal for those seeking convenience and modern comfort. Enjoy a short commute to downtown Calgary, the University of Calgary, and Mount Royal University. This prime location is also within walking distance of the Shaganappi C-train station and just minutes from the vibrant shops and restaurants along 17th Avenue. The upper floor underwent a permitted renovation in 2023, featuring a spacious, modern bathroom with a walk-in shower. New windows replaced in 2024 will further enhance the home's energy efficiency and aesthetic. On the main floor, you'll find a generously sized master bedroom with a walk-in closet and a luxurious 4-piece ensuite bathroom. The private patio offers a lovely outdoor retreat, and the included covered parking stall is conveniently located right outside your front door. Additional features include in-unit storage and a secure storage cage in a locker room, providing ample space for your belongings. This desirable and private townhouse is move-in ready and waiting for you to call it home. Schedule your private showing today!**

Inclusions: **Freezer (if wanted)**
Property Listed By: **Homecare Realty Ltd.**

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





