



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1822 17 Street #102, Calgary T2T 4M2**

MLS® #: **A2192206**

Area: **Bankview**

Listing Date: **02/05/25**

List Price: **\$209,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 09-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1962**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **694**  
Low Sqft:  
Ttl Sqft: **694**

DOM

**75**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Low-Rise**  
**(1-4)**

Parking

Ttl Park: **0**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **None, On Street**

Utilities and Features

Roof:  
Heating: **Baseboard, Hot Water**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Range, European Washer/Dryer Combination, Microwave, Refrigerator**  
Int Feat: **Bookcases, No Smoking Home, Storage**  
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>Lower</b>	<b>7`3" x 5`0"</b>	<b>Bedroom - Primary</b>	<b>Lower</b>	<b>13`3" x 9`6"</b>
<b>Kitchen With Eating Area</b>	<b>Lower</b>	<b>10`6" x 9`3"</b>	<b>Living Room</b>	<b>Lower</b>	<b>18`10" x 13`4"</b>
<b>Laundry</b>	<b>Lower</b>	<b>6`10" x 2`6"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$522**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-C2**

Legal Desc:	0715576	Monthly	Remarks
Pub Rmks:	<b>Pack your suitcase and personal items as this condo is set up and ready for you to move in. A spacious condo with ample storage. Perfect place to make your new home. Located in Bankview this is the perfect spot for a first time buyer. Just off 17th Ave SW with bus route to inner city for work or to enjoy a vibrant lifestyle. Check this condo out today before it is sold.</b>		
Inclusions:	<b>Murphy bed, Unit comes with all furniture and decor in unit, all miscellaneous items included. Unit being sold with what is contained in unit or negotiable if certain items wanted to be included by buyer.</b>		
Property Listed By:	<b>eXp Realty</b>		

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





