



THE
A-TEAM

**RE/MAX
FIRST**

2702 17 Avenue #201, Calgary T3E8A5

MLS® #: **A2194670**

Area: **Shaganappi**

Listing Date: **02/20/25**

List Price: **\$419,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **752**
Low Sqft:
Ttl Sqft: **752**

Lot Information

Lot Sz Ar: **752 sqft**
Lot Shape:

DOM

2

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Titled,Underground**

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **Storage**

Construction: **Aluminum Siding ,Composite Siding**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Gas Cooktop,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat:
Utilities: **See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Second	4`11" x 7`10"	3pc Ensuite bath	Second	4`11" x 7`11"
Bedroom - Primary	Second	10`2" x 9`3"	Bedroom	Second	10`0" x 10`10"
Kitchen	Second	10`2" x 7`6"	Dining Room	Second	13`9" x 8`5"
Living Room	Second	13`9" x 10`0"	Balcony	Second	10`6" x 7`4"
Entrance	Second	3`10" x 5`0"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$513

Fee Simple

MU-1

Fee Freq:

Monthly

Legal Desc: 1610654;74

Remarks

Pub Rmks: **Experience upscale living in this stunning corner unit, ideally situated in the sought-after Shaganappi community. This prime location offers unparalleled convenience, just steps from schools, the LRT, a golf course, restaurants, shopping, a library, and a dog park. Additionally, it is only moments away from the Killarney Aquatic & Recreation Centre. This contemporary apartment condo features two spacious bedrooms and two modern bathrooms in a thoughtfully designed open-concept layout. Upon entering, you'll be welcomed by elegant hardwood flooring throughout the living and dining areas, leading to a private, modern kitchen equipped with stainless steel appliances, quartz countertops, upgraded lighting, and a rare kitchen window. The primary bedroom boasts a stylish ensuite, while the second bathroom serves guests and additional occupants comfortably. Enjoy the convenience of in-suite laundry, a generously sized private balcony with breathtaking city views, and ample storage. The unit also includes titled underground parking for added security and convenience. Situated in a fantastic location, this property offers a perfect blend of luxury and practicality. Call now to schedule your private viewing!**

Inclusions: none
Property Listed By: URBAN-REALTY.ca

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











