



THE
A-TEAM

**RE/MAX
FIRST**

1540 17 Avenue #305, Calgary T2T 0C8

MLS® #: **A2196976**

Area: **Sunalta**

Listing Date: **02/24/25**

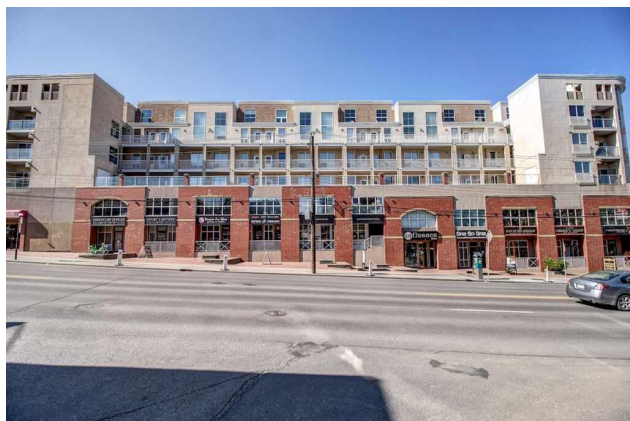
List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **816**
Low Sqft:
Ttl Sqft: **816**

Underground

DOM

0

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Lighting,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Elevator**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	8`0" x 14`3"
Living Room	Main	12`4" x 13`10"
Foyer	Main	9`5" x 6`8"
4pc Bathroom	Main	9`7" x 4`11"

Room	Level	Dimensions
Bedroom - Primary	Main	9`7" x 15`0"
Kitchen	Main	7`6" x 8`5"
Dining Room	Main	10`10" x 8`8"
3pc Bathroom	Main	5`5" x 5`3"

Legal/Tax/Financial

Condo Fee:
\$646

Title:
Fee Simple

Zoning:
C-COR1

Fee Freq:
Monthly

Legal Desc: **0112266;17**

Remarks

Pub Rmks: **Modern 2-Bedroom Apartment in the Heart of Calgary - 1540 17 Ave SW. Discover urban living at its finest with this stunning 2-bedroom, 2-bathroom apartment, perfectly situated in one of Calgary's most vibrant neighborhoods. This apartment has a perfect north-south orientation. The primary bedroom window faces the back, while the secondary bedroom window faces south. The layout allows for excellent airflow, keeping the home cool in summer and warm in winter. Key Features: Spacious & Functional Layout - Two well-sized bedrooms and two full bathrooms, ideal for comfortable living or investment; Underground Parking & Storage Locker - Secure, convenient, and perfect for extra storage needs; Modern Open-Concept Kitchen & Stylish Finishes - Designed for contemporary living with high-quality upgrades. Prime Location: Steps from 17th Avenue SW - A lively hotspot filled with trendy restaurants, cafés, bars, and boutique shops; Excellent Transit Access - Multiple bus routes nearby, offering quick and easy commutes to downtown and beyond; Close to Shopping & Amenities - Supermarkets, malls, gyms, and banks all within walking distance, making daily errands a breeze. Whether you're a first-time homebuyer, an investor, or simply looking for a stylish and convenient place to call home, this apartment is an opportunity you don't want to miss! Contact us today to book a viewing!**

Inclusions:
Property Listed By: **NA
Homecare Realty Ltd.**

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



