



THE A-TEAM

RE/MAX FIRST

1605 17 Street #327, Calgary T2g 2L7

MLS#: A2198363 Area: Inglewood Listing: 03/01/25 List Price: \$309,900
Status: Active County: Calgary Change: -\$5k, 03-Apr Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2024

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: 490
Low Sqft:
Ttl Sqft: 490

DOM

43
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment-Single Level Unit

Parking

Ttl Park: 1
Garage Sz:

Access:
Lot Feat:
Park Feat: Garage Door Opener, Guest, Heated Driveway, On Street, Parkade, Titled, Underground

Utilities and Features

Roof: Asphalt
Heating: Baseboard
Sewer:
Ext Feat: Balcony
Construction: Concrete, Vinyl Siding, Wood Frame
Flooring: Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Int Feat: Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Wired for Data
Utilities: Stacked

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, Kitchen, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$244 Title: Fee Simple Zoning: DC
Fee Freq:

Legal Desc:

2310163

Monthly

Remarks

Pub Rmks:

**This stylish and contemporary TOP FLOOR unit offers the perfect blend of modern design and everyday convenience, making it an ideal choice for both investors and homebuyers searching for their dream home. Nestled in the vibrant community of Inglewood, you'll be steps away from trendy cafés, restaurants, boutique shopping, and scenic parks. Plus, with downtown Calgary just minutes away and easy access to Deerfoot Trail, commuting is effortless. Step inside to discover a thoughtfully designed open-concept layout with high-end finishes throughout, including durable vinyl plank flooring. The sleek kitchen is a chef's delight, featuring a large island, stone countertops, soft-close cabinetry, and an upgraded stainless steel appliance package. The spacious primary bedroom is a true retreat, complete with walk-through closets and built-in Pax cabinets leading to a stylish 4-piece ensuite. Additional highlights include in-suite laundry and a TITLED underground parking stall (#139) and storage unit for added convenience. This is a rare opportunity to own in one of Calgary's most sought-after communities. Whether you're looking for a beautiful place to call home or a fantastic investment opportunity, this unit checks all the boxes.**

Inclusions:

**Pax cabinets in walk through closet**

Property Listed By:

**RE/MAX Complete Realty**

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









