



THE
A-TEAM

**RE/MAX
FIRST**

2734 17 Avenue #403, Calgary T3E 0A7

MLS® #: **A2201095**

Area: **Shaganappi**

Listing Date: **03/10/25**

List Price: **\$199,999**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 17-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **520**
Low Sqft:
Ttl Sqft: **520**

DOM

26

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single
Level Unit,Attached-
Up/Down**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Assigned,Covered,Stall

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Unknown**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Storage**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-------------|----------------------|--------------------------|-------------|----------------------|
| 4pc Bathroom | Main | 5`0" x 7`4" | Bedroom - Primary | Main | 10`1" x 11`2" |
| Kitchen | Main | 12`0" x 7`10" | Living Room | Main | 14`7" x 16`5" |

Legal/Tax/Financial

Condo Fee: **\$399**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **MU-1**

Legal Desc:

7910489

Remarks

Pub Rmks: **RENOVATED LOW CONDO FEES TOP FLOOR UNIT 1 BEDROOM BIG LIVING ROOM DINNG ROOM BATHROOM storage CLOSER TO DOWNTOWN CTRAIN WESTWOOD MALL CTRAIN**

Inclusions: **none**

Property Listed By: **TREC The Real Estate Company**

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



