



THE
A-TEAM

**RE/MAX
FIRST**

1702 17 Avenue #108, Calgary T2T 0E7

MLS® #: **A2205026**

Area: **Scarboro**

Listing Date: **03/27/25**

List Price: **\$469,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **811**
Low Sqft:
Ttl Sqft: **811**

DOM

19
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Secured,Titled,Underground

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **BBQ gas line,Courtyard,Private Entrance**

Construction: **Brick,Composite Siding,Concrete,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Oven,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`2" x 15`11"	Living Room	Main	12`0" x 15`1"
Bedroom - Primary	Main	9`9" x 10`4"	Bedroom - Primary	Main	9`5" x 11`0"
4pc Ensuite bath	Main	5`6" x 11`11"	4pc Bathroom	Main	9`0" x 9`5"

Legal/Tax/Financial

Condo Fee:
\$489

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Legal Desc:

2310348

Monthly

Remarks

Pub Rmks:

Welcome to modern living overlooking the charming streets of old-world Scarborough, in one of Calgary's most prestigious and established neighbourhoods! Close to the vibrant 17th Avenue district yet remarkably quiet, this luxurious 2 bedroom, 2 bathroom condo exudes a feeling of urban tranquility as soon as you walk in. Upon entering, you will notice high 9 foot ceilings, luxury vinyl plank floors, and an open versatile layout. A well-appointed kitchen features stainless steel appliances, quartz countertops, beautiful cabinetry, and a large island perfect for entertaining guests. From your relaxing living space, take in the gorgeous view of the landscaped brick courtyard, with Scarborough Church and estate homes in the distance. Step out to your private terrace, with gas bbq hook up, which feels worlds away from the bustling city. The bedrooms are designed with ultimate privacy in mind, both offering a spacious layout and large closets. The primary bedroom features a luxury spa-like ensuite with double vanities and a large subway tiled shower stall, while the second bedroom accesses a cheater 4-piece ensuite complete with soaker tub. This condo is equipped with an air conditioning unit, in-suite laundry, 1 titled underground parking, and 1 titled storage locker. Scarborough 17 is a beautiful, well-managed condo complex located a short walk from endless cafes, restaurants, patios, local shops, and more. Only 10 minutes from the LRT, easy access to bike paths, and close to all amenities. Schedule your private viewing today to see this unique property in person.

Inclusions:

N/A

Property Listed By:

Rentch Real Estate

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









