

\$324,900 - 407, 1702 17 Avenue Sw, Calgary

MLS® #A2141296

\$324,900

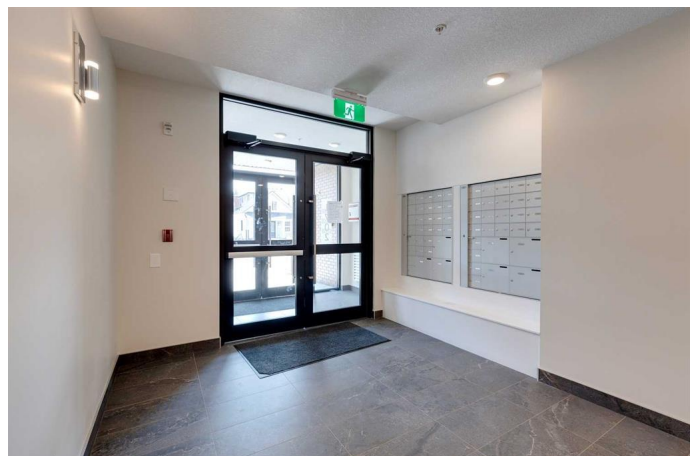
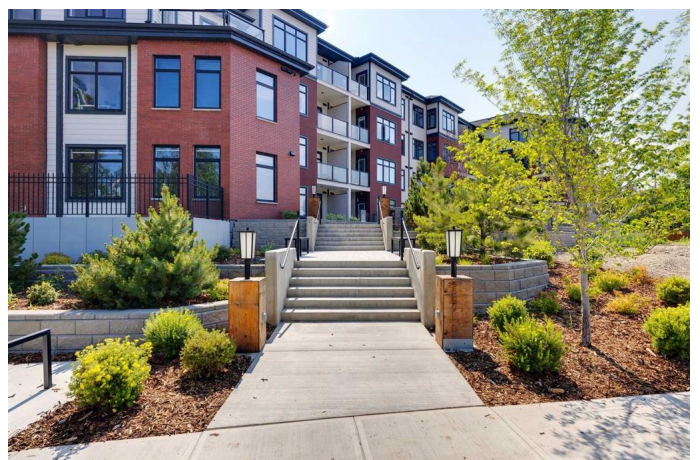
1 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 0.00 Acres

Scarboro, Calgary, Alberta

****Price improvement**Welcome home!**

Scarboro 17 was completed in 2023 and the builder spared no expenses. Beautiful exterior is finished in brick and composite siding, wonderful landscaping plus 2 elevators means no waiting to get home. Searching for a new unit with all today's finishings, located close to downtown and 17th Ave but don't want to wait for the building process? This top floor unit is better than new with central A/C and blinds already installed. Situated in the highly desirable community of Scarboro, this well designed one bedroom unit takes advantage of every square foot of functional space. Walking in, you will notice the 9ft ceilings throughout making the space feel bright and airy. The well appointed kitchen provides plenty of storage space with full height cabinets and a bonus wall pantry. Large quartz island w/room for stools, upgraded stainless steel appliance package and modern 2 toned cabinetry. Living room is flooded with natural light complete with a south facing balcony w/gas line is great for those summer nights. Bedroom is well sized with walk-through closet into the 4-pc bathroom w/quartz counter and trendy subway tiles. Tech nook is great for your desk or add a great cabinet for extra storage. Location can't be beat...walk down 17th Ave and find a great patio or coffee shop. Looking for a new hobby? The Calgary Tennis club is in walking distance. Sunalta LRT makes it easy to get into the core or enjoy a walk along the river. Title underground parking



stall and separate storage locker is a must. Pet friendly building with board approval. Building still has Alberta New Home Warranty coverage. Just move in and enjoy or take advantage of the strong rental market...always a demand in this area!

Built in 2023

Essential Information

MLS® #	A2141296
Price	\$324,900
Sold Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	576
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	407, 1702 17 Avenue Sw
Subdivision	Scarboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0E7

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
-------------------	--

Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony, Storage
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame

Additional Information

Date Listed	June 19th, 2024
Date Sold	September 28th, 2024
Days on Market	101
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.