

\$349,900 - 304, 1702 17 Avenue Sw, Calgary

MLS® #A2143079

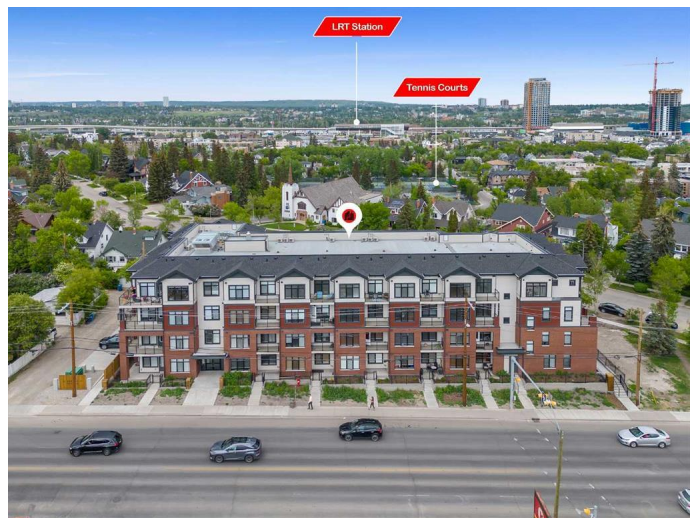
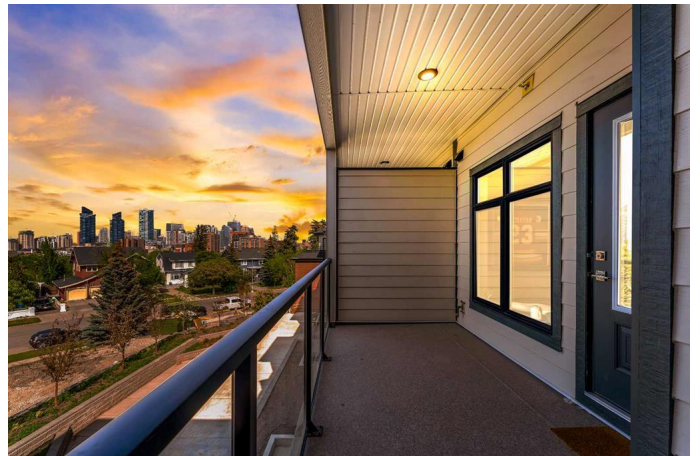
\$349,900

1 Bedroom, 1.00 Bathroom, 592 sqft

Residential on 0.00 Acres

Scarboro, Calgary, Alberta

SCARBORO 17: Newly Constructed in 2023 | Unobstructed Incredible Downtown Skyline Views | 8 min walk, to LRT Station | Underground Titled Parking & Storage | AC | Quick Possession | Walkable Distance to a plethora of Restaurants, Bars/Pubs, Shopping & More! Welcome home to the Luxury SCARBORO 17 condominium complex, situated in Historic Scarboro. This is the ONLY condominium building in this beautiful neighbourhood. With LOW condo fees, this is the PERFECT home for the busy professional(s) that work downtown, &/or is also perfect as an Investment Property, with properties like this renting at a premium! Situated just blocks to the Sunalta LRT station & with a Walk Score of 94, this is a "Walker's Paradise" as well as a Bike Score of 88 - you will never want to move your car from your secure underground parking (& your bike is secure too, in the Secure Bike Storage Room!) Once inside you will LOVE the gorgeous fully secure lobby, where you will catch a ride on one of two elevators, up to the 3rd floor, where you are welcomed into Heaven! This stunning one-bedroom, one-bath home complete with NEW HOME SMELL is just 1 of 4 condos within the entire complex, with this larger & wider floor plan, offering a wonderful place to enjoy relaxing, entertaining friends & cooking up a storm in the amazing kitchen! The natural tones of the home will draw you in, featuring luxury vinyl plank flooring that is beautiful yet very easy to care



for. The expansive kitchen is rich in character, where luxury meets convenience. The kitchen offers high-end luxury appliances that stylishly suit the expansive kitchen. The kitchen offers a massive kitchen island, complete with quartz countertops and under mount sink, featuring naturally toned cupboards. There is plenty of space to store all your kitchen items with tons of cupboard space throughout. The open concept living room will hold plenty of furniture comfortably, and can also house a dining room table, complete with pendant lighting that matches that of the kitchen island. Heading into the large bedroom, you will enjoy the oversized window that provides you with that amazing city skyline view right from your bed! Your bedroom's HUGE walk-thru closet adds convenience and luxury as it connects directly to your bathroom, giving it the true ensuite feel. Your bathroom is STUNNING, with a massive mirror that makes the oversized vanity with luxury quartz countertops pop! Your large bathtub has tile surround giving it a clean, crisp, and easy-to-care-for appeal. Heading to the balcony, this is truly the 'piece de resistance'! You will fall in love with the direct and unobstructed views of downtown Calgary, complete with a natural gas BBQ hookup, will become your own oasis of urban relaxation. Your modern & new in-unit washer/dryer will make laundry a breeze! This home is complete with Titled Underground heated parking, in-unit controlled AC, in floor heat & comes complete with a large & secure storage locker + secure bike storage! Don't miss out

Built in 2023

Essential Information

MLS® #	A2143079
Price	\$349,900
Sold Price	\$344,900

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	592
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	304, 1702 17 Avenue Sw
Subdivision	Scarboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0E7

Amenities

Amenities	Elevator(s), Other, Parking, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Guest, Secured, Titled, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	In Floor
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Other
Construction	Brick, Composite Siding, Stone, Wood Frame

Additional Information

Date Listed	June 24th, 2024
Date Sold	July 15th, 2024
Days on Market	21
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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