



**GRASSROOTS**  
REALTY GROUP

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104, 1702 17 Avenue SW  
Calgary, Alberta

MLS # A2214620



**\$324,900**

Division:	Scarboro		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	600 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 365
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

It's time to take advantage of summer with this 240 sqft private courtyard patio! Prime inner city living exists at Scarboro 17, mere minutes to all of your favourite shops, boutiques + restaurants. Come and experience open concept living, air conditioning, large windows and modern fixtures all wrapped in a designer colour palette. The stylish kitchen is complete with quartz counters, stainless steel appliances, two tone cabinetry, subway tile backsplash + built-in 3 seater dining table. Entertain friends in the large living area or head outside to the terrace, with a beverage in hand, to fire up the BBQ and enjoy those downtown skyline views! Retreat to the primary bedroom that showcases a walk through closet and cheater door into the beautiful full bathroom. Rounding out the perks are in-suite laundry, underground parking stall, 2 storage lockers and low condo fees. This unit is less than two years old and has been barely lived in. It's also the only condo complex that will grace the prestigious community of Scarboro! A district filled with location envy as you are walkable to all the hot spots 17th Ave has to offer, close to the c-train and a very short commute into the downtown office core. Step foot into home ownership in 2025!