



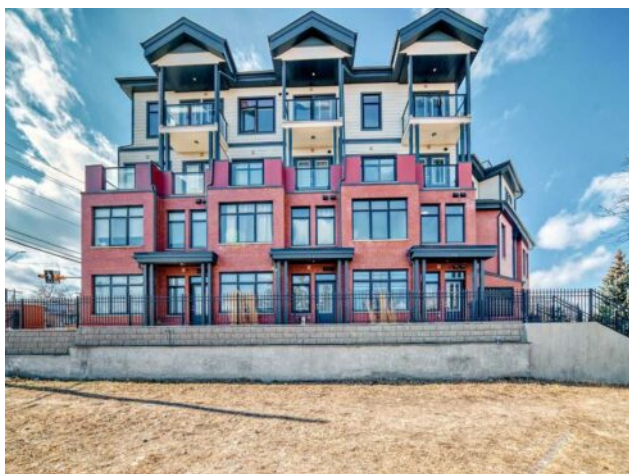
GRASSROOTS
REALTY GROUP

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115, 1702 17 Avenue SW
Calgary, Alberta

MLS # A2244995



\$579,900

Division:	Scarboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,417 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 847
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Wall mounted TV in living room, 3 air conditioning units		

Amazing value Lovely corner 3 level townhouse-style unit with beautiful view of downtown in desirable Scarboro. Walking distance to trendy 17 Ave with many restaurants, cafe, shops and parks. A short drive to the downtown core and easy access to 14th Street, Crowchild Trail, Bow and Sarcee Trails which can take you to the new Stoney Trail Ring road bringing you to anywhere in the city. This unit has 9 ft. ceilings on all 3 levels, A/C and with plenty windows bringing in lots of natural light. The oversized balcony is a perfect place to enjoy your morning coffee, watch the sunrise and fireworks. With the 3 good size bedrooms, 2 dens plus 2 and half bathrooms it's perfect for family living. This unit has underground titled parking, a storage unit and 2 entrances. One entrance is from within the building and one is off street facing a park which is convenient for leaving and coming home from a walk.