



GRASSROOTS
REALTY GROUP

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407, 1702 17 Avenue SW
Calgary, Alberta

MLS # A2141296



\$334,900

Division:	Scarboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	576 sq.ft.	Age:	2023 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

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. Just move in and enjoy or take advantage of the strong rental market...always a demand in this area!