



**32, 209 17 Avenue NE**  
**Calgary, Alberta**

**MLS # A2156198**



**\$468,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, On Street, Permit Required, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Other, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** ALL FURNITURE

Best Buy Calgary Executive Condo located in Tuxedo - this oversized unit is in a prime location close to all amenities & busroutes. Walk Score of 83 & Bike Score of 82 - Tons of Restaurants nearby and one block only to the future Green Line LRT station. Only 6 executive units in this 3-level self-managed concrete building with low condo fees! This particular 9 foot ceiling gem was originally reserved for the builder's personal use - the best unit in the building (only top floor units have 9 ft ceiling)! This unique floor plan features 3 bedrooms, 2 baths, 2 entrances & 2 balconies. The 3rd bedroom was used as a Den. You will love the King-sized master's suite with a large walk-in closet and private balcony. All countertops are granite in the kitchen and bathrooms. 3 remote controlled ceiling fans, a large laundry room and storage area in the furnace room make this unit the perfect to call home. Enjoy your fresh morning coffee on the huge 20' Balcony. Park your wheels in your biggest underground stall in the building. Enjoy the inner-city lifestyle with all the space you'd have in the suburbs - also makes for an excellent investment opportunity as the executive rental market is heating up!