



**#305, 1702 17 Avenue SW
Calgary, Alberta**

MLS # A2156458



\$349,900

Division:	Scarboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	568 sq.ft.	Age:	2023 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 341
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: All furniture can be bought for an extra \$10, 000 on top of the purchase price.

This modern 1-bedroom furnished apartment in the heart of downtown offers the perfect blend of style, comfort, and convenience. Featuring an open-concept layout, the living space is bathed in natural light thanks to large windows that showcase stunning city views. The contemporary kitchen is equipped with stainless steel appliances, sleek countertops, and ample storage, ideal for both casual dining and entertaining. The cozy living area is tastefully decorated with modern furniture, creating a welcoming atmosphere for relaxation. The bedroom is thoughtfully designed with a comfortable queen-sized bed, plush bedding, and ample closet space, ensuring a restful night's sleep. The stylish bathroom features modern fixtures, a spacious shower, and elegant finishes that provide a spa-like experience. With its prime location, this apartment is just steps away from trendy restaurants, cafes, shops, and public transportation, making it the perfect urban retreat for professionals and city dwellers alike. Buyer's have the options to buy the unit furnished for an additional 10k.