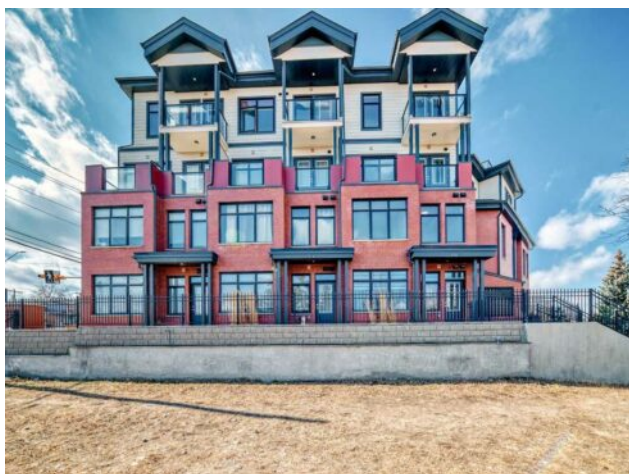


115, 1702 17 Avenue SW  
Calgary, Alberta

MLS # A2244995



# \$579,900

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

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 847
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	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.