

\$484,900 - 210, 1702 17 Avenue Sw, Calgary

MLS® #A2156698

\$484,900

2 Bedroom, 2.00 Bathroom, 891 sqft
Single Family on 0.00 Acres

Scarboro, Calgary, Alberta

Don't be fooled by the address! This functional 2 bed/2bath is on the North side of the building overlooking picturesque Scarboro and is very quiet. 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. Looking for a trendy, well finished condo but don't want to wait for the build to finish? This almost new, 2 bedroom, 2 bath unit w/close to 900 sq.ft will check off all the boxes. Functional floorplan with a well appointed kitchen offering an upgraded appliance package, two-toned cabinetry provides great storage, quartz counters w/plenty of prep space plus extra long island offers room for a few stools. Spacious living is complete with central air conditioner to keep you cool. Patio door leads out to the private balcony w/great downtown views. Huge primary bedroom can easily accommodate your king bed and furniture plus spacious walk-in closet provides extra storage. 4-pc ensuite is complete w/double sinks & a walk-in shower. Second bedroom is well sized with a pass through closet into the 4-pc bathroom. 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. 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. Building still has Alberta New Home Warranty coverage. Pet friendly building with board approval. (id:36535)

Built in 2023

Essential Information

Listing #	A2156698
Price	\$484,900
Bedrooms	2
Bathrooms	2.00
Square Footage	891
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	210, 1702 17 Avenue Sw
Subdivision	Scarboro
City	Calgary
Province	Alberta
Postal Code	T2T0E7

Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping
Features	No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer/Dryer Stack-Up
Heating	In Floor Heating
Cooling	Central air conditioning
# of Stories	4

Exterior

Exterior	Brick, Composite Siding
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Construction Wood frame

Listing Details

Listing Office Courtesy Of Deborah E. Perrault Of RE/MAX Real Estate (Mountain View)



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