

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

**MLS # A2183496**



**\$334,900**

<b>Division:</b>	Scarboro		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	562 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub		

**Inclusions:** All existing furniture, fixtures, décor, household items, and any other items located within the unit as of the date of an agreement are included - move in ready.

Discover your perfect home in the only condominium building nestled in the historic and sought-after Scarboro neighborhood. With low condo fees, this exceptional unit is ideal for busy professionals working downtown or as a premium investment property, with rentals in this area commanding top dollar. Boasting a Walk Score of 94 and a Bike Score of 88, you'll love the convenience of being just blocks from the Sunalta LRT station. Whether on foot, bike, or simply leaving your car in the secure, heated underground parking, urban living has never been easier. Step inside this beautifully designed one-bedroom, one-bathroom condo, located on the third floor of this modern and secure building. Enjoy the open-concept layout featuring luxury vinyl plank flooring, natural tones, and abundant natural light. The spacious kitchen is a chef's dream, equipped with high-end appliances, quartz countertops, a large island with undermount sink, and ample cabinet storage. The living area comfortably accommodates all your furniture and flows seamlessly to your private balcony, complete with a natural gas BBQ hookup, you'll enjoy breathtaking, unobstructed views of downtown Calgary. The large bedroom features an oversized window framing stunning city skyline views and connects to a huge walk-through closet that leads to the luxurious bathroom. With quartz countertops, a spacious vanity, and a tiled tub surround, the bathroom exudes elegance and practicality. Additional highlights include a modern in-unit washer and dryer, in-floor heating, in-unit controlled air conditioning, and a titled parking. All existing furniture, fixtures, décor, household items, and any other items located within the unit are included - move in ready.