

# \$649,900 - 115, 1702 17 Avenue Sw, Calgary

MLS® #A2202885

## \$649,900

3 Bedroom, 3.00 Bathroom, 1,417 sqft

Residential on 0.00 Acres

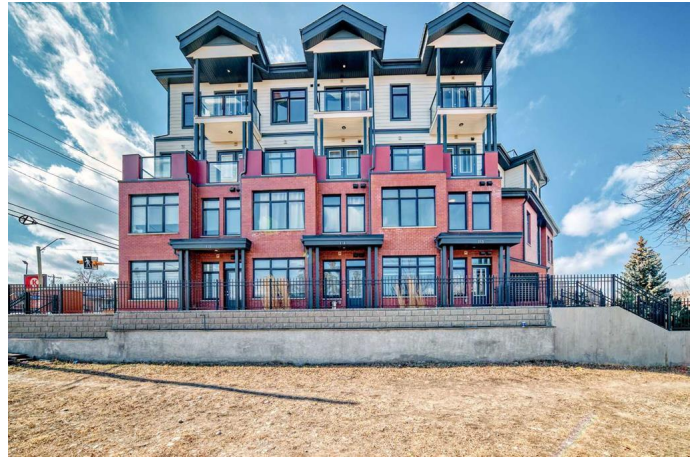
Scarboro, Calgary, Alberta

Lovely corner 3 story townhouse-style unit with an amazing view of downtown in a 4 level apartment low rise condo in the location of Scarboro. Walking distance to trendy 17 Ave with many restaurantss, cafe, shops and parks. A short drive to the downtown core and easy access to Crowchild Trail and Bow Trail 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 with plenty windows bringing in lots of natural light. The unit also has air conditioning for the summer months. 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 2 entrances, one is from the building and one is off street facing a park which is perfect for leaving and coming home by car or from a walk. Please book your private showing and don't miss out on this beautiful property.

Built in 2023

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2202885  |
| Price      | \$649,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                  |
|----------------|------------------|
| Square Footage | 1,417            |
| Acres          | 0.00             |
| Year Built     | 2023             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 115, 1702 17 Avenue Sw |
| Subdivision | Scarboro               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 0E7                |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Elevator(s), Parking                |
| Parking Spaces | 1                                   |
| Parking        | Heated Garage, Parkade, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)        |
| Appliances        | Bar Fridge, Built-In Electric Range, Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator |
| Heating           | In Floor   |
| Cooling           | Wall Unit(s)   |
| # of Stories      | 4  |
| Basement          | None   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony                                       |
| Construction      | Composite Siding, Concrete, Stone, Wood Frame |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 90               |

Zoning                      DC

**Listing Details**

Listing Office              CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.