

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

MLS® #A2156698

**\$484,900**

2 Bedroom, 2.00 Bathroom, 891 sqft  
Residential 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.

Built in 2023

### Essential Information

MLS® #	A2156698
Price	\$484,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	891
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	210, 1702 17 Avenue Sw
Subdivision	Scarboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0E7

### Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor

Cooling	Central Air
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Composite Siding, Wood Frame

### **Additional Information**

Date Listed	August 12th, 2024
Days on Market	214
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.