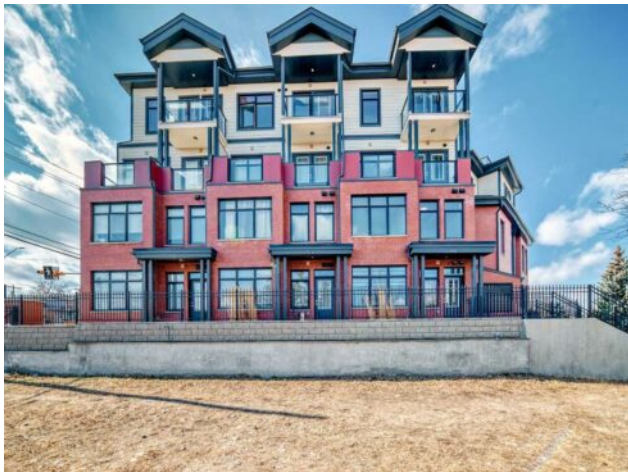


115, 1702 17 Avenue SW  
Calgary, Alberta

MLS # A2202885



**\$649,900**

<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, 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, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** none

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.