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GRASSROOTS
REALTY GROUP

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405, 1702 17 Avenue SW
Calgary, Alberta

MLS # A2227430

$334,900

Division:	Scarboro
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	567 sq.ft.	**Age:**	2023 (2 yrs old)
Beds:	1	**Baths:**	1

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor		**Water:**	-
Floors:	Carpet, Laminate, Tile		**Sewer:**	-
Roof:	-		**Condo Fee:**	$ 349
Basement:	-		**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame		**Zoning:**	DC
Foundation:	-		**Utilities:**	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters			

Inclusions: None

I've been around long enough to know a buyer's ideal 3 'must haves' in a condo: 1] top floor 2] south exposure 3] modern interior. This unit ticks all of them and more! Prime inner city living exists at Scarboro 17, mere minutes to all of your favourite shops, boutiques + restaurants. Come and experience open concept living, air conditioning, large windows and stylish fixtures all wrapped in a designer colour palette. The contemporary kitchen is complete with quartz counters, stainless steel appliances, two tone cabinetry, pantry, subway tile backsplash + built-in 3 seater dining table. The smart niche is perfect for a desk to fulfill your home office requirements. Entertain friends in the large living area or head outside to the sun drenched patio with a beverage in hand, to fire up the BBQ and enjoy the vibrancy of 17th Ave. Retreat to the primary bedroom that showcases a walk through closet and cheater door into the beautiful bathroom. Rounding out the perks are in-suite laundry, underground parking stall, storage locker and low condo fees. This unit is less than two years old and has been barely lived in. It's also the only condo complex that will grace the prestigious community of Scarboro! A district filled with location envy as you are walkable to all the local hot spots, close to the c-train and a very short commute into the downtown office core. Make this the summer you get into your very first condo!