

108, 1702 17 Avenue SW  
Calgary, Alberta

MLS # A2205026



**\$469,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Scarboro                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 811 sq.ft.                         | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Secured, Titled, Underground       |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | In Floor   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 489 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Concrete, Wood Frame  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage |                   |        |

**Inclusions:** N/A

Welcome to modern living overlooking the charming streets of old-world Scarboro, in one of Calgary's most prestigious and established neighbourhoods! Close to the vibrant 17th Avenue district yet remarkably quiet, this luxurious 2 bedroom, 2 bathroom condo exudes a feeling of urban tranquility as soon as you walk in. Upon entering, you will notice high 9 foot ceilings, luxury vinyl plank floors, and an open versatile layout. A well-appointed kitchen features stainless steel appliances, quartz countertops, beautiful cabinetry, and a large island perfect for entertaining guests. From your relaxing living space, take in the gorgeous view of the landscaped brick courtyard, with Scarboro Church and estate homes in the distance. Step out to your private terrace, with gas bbq hook up, which feels worlds away from the bustling city. The bedrooms are designed with ultimate privacy in mind, both offering a spacious layout and large closets. The primary bedroom features a luxury spa-like ensuite with double vanities and a large subway tiled shower stall, while the second bedroom accesses a cheater 4-piece ensuite complete with soaker tub. This condo is equipped with an air conditioning unit, in-suite laundry, 1 titled underground parking, and 1 titled storage locker. Scarboro 17 is a beautiful, well-managed condo complex located a short walk from endless cafes, restaurants, patios, local shops, and more. Only 10 minutes from the LRT, easy access to bike paths, and close to all amenities. Schedule your private viewing today to see this unique property in person.