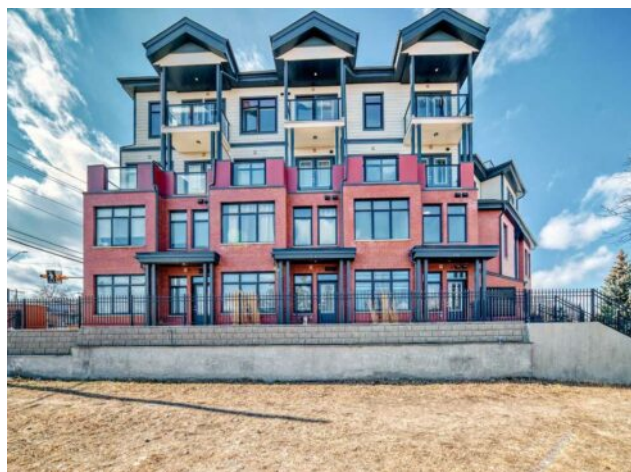


**115, 1702 17 Avenue SW
Calgary, Alberta**

MLS # A2202885



\$649,900

Division:	Scarboro		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,417 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 847
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	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.