1702 17 Avenue Calgary Alberta

$499,900

Nothing to do but move in and enjoy! 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. (id:6769)

Kitchen	14.50 Ft x 7.67 Ft	Bedroom	11.00 Ft x 9.42 Ft
Dining room	11.92 Ft x 7.17 Ft	4pc Bathroom	Measurements not available
Living room	11.92 Ft x 9.50 Ft	4pc Bathroom	Measurements not available
Primary Bedroom	13.25 Ft x 11.33 Ft		

Listing Presented By:
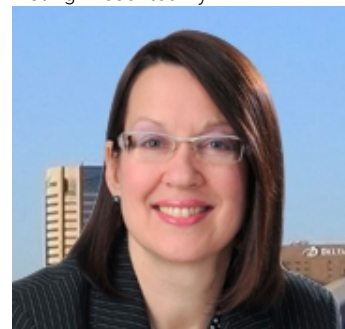
Originally Listed by:
RE/MAX Real Estate (Mountain View)

http://www.perraulthomes.com/

RE/MAX REAL ESTATE (CENTRAL)

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net