



## 2524 17 Avenue Calgary Alberta

\$899,000

It's time to elevate your work - life balance. Move into this modern sophisticated residential townhome and enjoy the convenience of the spacious and versatile main floor COMMERCIAL WORK SPACE; minutes to downtown, the LRT station and walking distance to all of the 17th Ave shops, restaurants and boutiques. The residential floors feature STUNNING WINDOW SCAPING with lots of natural light, private balconies, a beautiful open kitchen, high ceilings, quality fixtures and LVP flooring. The large floor to ceiling windows are south and west facing for a bright sun filled open floor plan. The opportunities for this townhome are endless.... day care operators, counselling services and the list goes on. Located in Shaganappi, one of Calgary's most desirable INNER CITY neighbourhoods! (id:6769)

Living room 15.67 Ft x 21.83 Ft

Kitchen 12.25 Ft x 15.92 Ft

Dining room 10.17 Ft x 9.42 Ft

2pc Bathroom 5.17 Ft x 4.83 Ft

Primary Bedroom 12.25 Ft x 17.83 Ft

4pc Bathroom 10.17 Ft x 6.50 Ft

Bedroom 15.50 Ft x 10.92 Ft

4pc Bathroom 10.17 Ft x 4.92 Ft

Foyer 11.75 Ft x 6.42 Ft

Other 18.83 Ft x 16.50 Ft

4pc Bathroom 4.83 Ft x 8.25 Ft

Furnace 7.83 Ft x 8.08 Ft

Other 7.83 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

<http://www.roncarriere.com/>



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**REALTY**

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