

# \$334,900 - 405, 1702 17 Avenue Sw, Calgary

MLS® #A2227430

**\$334,900**

1 Bedroom, 1.00 Bathroom, 567 sqft

Residential on 0.00 Acres

Scarboro, Calgary, Alberta

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!

Built in 2023



## Essential Information

MLS® #	A2227430
Price	\$334,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	567
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	405, 1702 17 Avenue Sw
Subdivision	Scarboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0E7

## Amenities

Amenities	None
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	In Floor
Cooling	Central Air, Wall Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Concrete, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	June 4th, 2025
Days on Market	12
Zoning	DC

## **Listing Details**

Listing Office	CIR Realty
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