



GRASSROOTS
REALTY GROUP

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404, 1110 17 Street SW
Calgary, Alberta

MLS # A2324548



\$389,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,137 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 909
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: NA

Beautifully upgraded corner-unit condo in the heart of Sunalta, featuring 2 bedrooms + spacious bonus room/loft, 2 full bathrooms, vaulted ceilings and a skylight. Brand new carpets, new double mirror closets in both bedrooms, and fresh paint throughout. Open-concept layout with dimmer lighting throughout, fireplace, and expansive windows showcasing panoramic downtown views and spectacular sunsets year-round and. Premium in-suite washer and dryer. Kitchen features granite countertops, stainless steel appliances, glass-top stove, over-the-range microwave, dishwasher, double sink, a garburator, large corner pantry, breakfast bar, dimmer lights, and abundant cabinetry. Bedrooms include new double mirrored closets and large windows for natural light. Balcony includes porch light and gas line for BBQ. Heated underground parking, with private storage, bike locker, and elevator access. Condo fees include heat, water, electricity, and building maintenance. Amazing Neighborhood one block from the Sunalta train station, and designated area for the highest ranked elementary and High school in Alberta; Sunalta Elementary School and Western Canada High School. Pet Friendly.