

\$468,000 - 32, 209 17 Avenue Ne, Calgary

MLS® #A2145659

\$468,000

3 Bedroom, 2.00 Bathroom, 1,150 sqft
Residential on 0.00 Acres

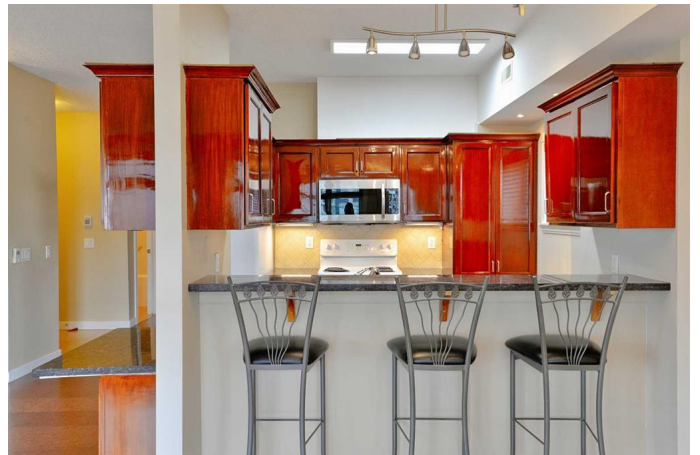
Tuxedo Park, Calgary, Alberta

Best Buy Calgary Executive Condo located in Tuxedo - this oversized unit is in a prime location close to all amenities & bus routes. Walk Score of 83 & Bike Score of 82 - Tons of Restaurants nearby and one block only to the future Green Line LRT station. Only 6 executive units in this 3-level self-managed concrete building with low condo fees! This particular 9 foot ceiling gem was originally reserved for the builder's personal use - the best unit in the building (only top floor units have 9 ft ceiling)! This unique floor plan features 3 bedrooms, 2 baths, 2 entrances & 2 balconies. The 3rd bedroom was used as a Den. You will love the King-sized master's suite with a large walk-in closet and private balcony. All countertops are granite in the kitchen and bathrooms. 3 remote controlled ceiling fans, a large laundry room and storage area in the furnace room make this unit the perfect to call home. Enjoy your fresh morning coffee on the huge 20' Balcony. Park your wheels in your biggest underground stall in the building. Enjoy the inner-city lifestyle with all the space you'd have in the suburbs - also makes for an excellent investment opportunity as the executive rental market is heating up!

Built in 2007

Essential Information

MLS® #	A2145659
Price	\$468,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,150
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

Community Information

Address	32, 209 17 Avenue Ne
Community	Tuxedo Park
Condo	Z-name Not Listed
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1L9

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Heated Garage, On Street, Titled, Underground, Permit Required

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Walk-In Closet(s), Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
# of Stories	3

Exterior

Exterior Features	Balcony
Lot Description	Back Lane

Construction Concrete

Additional Information

Date Listed July 1st, 2024

Days on Market 4

Zoning M-C2

Listing Details

Listing Office Real Estate Professionals Inc.

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