

# \$469,900 - 108, 1702 17 Avenue Sw, Calgary

MLS® #A2205026

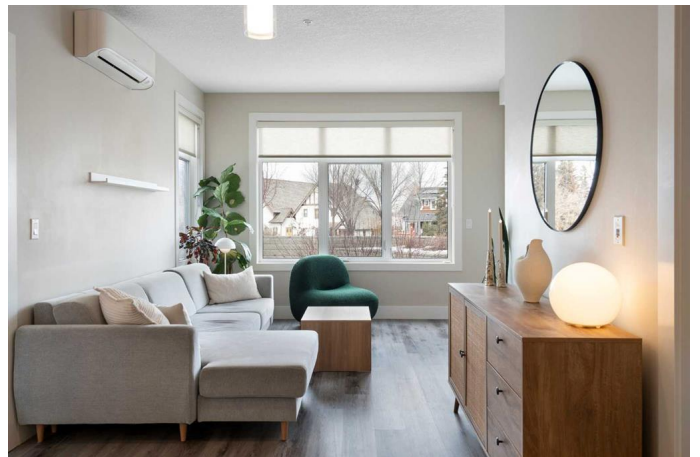
**\$469,900**

2 Bedroom, 2.00 Bathroom, 811 sqft

Residential on 0.00 Acres

Scarboro, Calgary, Alberta

Welcome to modern living overlooking the charming streets of old-world Scarboro, in one of Calgary's most prestigious and established neighbourhoods! Close to the vibrant 17th Avenue district yet remarkably quiet, this luxurious 2 bedroom, 2 bathroom condo exudes a feeling of urban tranquility as soon as you walk in. Upon entering, you will notice high 9 foot ceilings, luxury vinyl plank floors, and an open versatile layout. A well-appointed kitchen features stainless steel appliances, quartz countertops, beautiful cabinetry, and a large island perfect for entertaining guests. From your relaxing living space, take in the gorgeous view of the landscaped brick courtyard, with Scarboro Church and estate homes in the distance. Step out to your private terrace, with gas bbq hook up, which feels worlds away from the bustling city. The bedrooms are designed with ultimate privacy in mind, both offering a spacious layout and large closets. The primary bedroom features a luxury spa-like ensuite with double vanities and a large subway tiled shower stall, while the second bedroom accesses a cheater 4-piece ensuite complete with soaker tub. This condo is equipped with an air conditioning unit, in-suite laundry, 1 titled underground parking, and 1 titled storage locker. Scarboro 17 is a beautiful, well-managed condo complex located a short walk from endless cafes, restaurants, patios, local shops, and more. Only 10 minutes from the LRT, easy access to bike paths, and close



to all amenities. Schedule your private viewing today to see this unique property in person.

Built in 2023

**Essential Information**

MLS® #	A2205026
Price	\$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	811
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	108, 1702 17 Avenue Sw
Subdivision	Scarboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0E7

**Amenities**

Amenities	Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground, Secured

**Interior**

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Oven
Heating	In Floor

Cooling	Wall Unit(s)
# of Stories	4

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Courtyard
Construction	Brick, Composite Siding, Concrete, Wood Frame

## Additional Information

Date Listed	March 27th, 2025
Days on Market	21
Zoning	DC

## Listing Details

Listing Office	Rentch Real Estate
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.