

**21, 209 17 Avenue NE**  
**Calgary, Alberta**

**MLS # A2152925**



**\$429,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,178 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Driveway, Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Open Floorplan, Quartz Counters		

**Inclusions:** Hoodfan

Terrific Opportunity to own an Inner City Condo nestled on a quiet street in Tuxedo Park. This Oversized unit over 1150 sq. ft. with Solid CONCRETE CONSTRUCTION features 2 Good-Sized Bedrooms, a large Den with double French doors (could easily be a 3rd bedroom), 2 Full Baths, and 2 balconies. This unit boasts premium laminate floorings, granite countertops, stainless steel appliances, and a newer hot water tank (2023). Step inside to find an open-concept living, dining, and kitchen area, a glass sliding door open onto one of the balconies with a BBQ gas hookup. The gourmet kitchen is equipped with a raised eating bar, ample counter, and storage space. The massive primary bedroom offers a private balcony with south exposure, a walk-through closet with organizers, and a spa-like 4-piece ensuite bath with soaker tub. Good sized 2nd bedroom, another 4 pc bathroom, a laundry room with storage space, and a second entrance door to access the back of the building. The apartment comes with one underground, heated parking stall, and the parkade driveway is also heated, eliminating the need for snow shoveling. This prime location is within walking distance to all amenities: 3 Chinese shopping centers, restaurants, parks, Safeway, Mount View School, and Colonel Macleod School. Easy access to SAIT, University of Calgary, Foothills and Children's Hospital, Downtown, Deerfoot Trail and #1 Highway.