

# \$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        | Secured, Titled, Underground  |

### 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, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings            |
| Heating           | In Floor   |

|              |              |
|--------------|--------------|
| Cooling      | Wall Unit(s) |
| # of Stories | 4            |

### **Exterior**

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 7                |
| Zoning         | DC               |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.