



\$ 465,000.00

12516 17 STREET SW CALGARY

<https://paulbrinton.com>

This healthy condominium project, located in the sought after area of Woodlands, close to schools, parks and fish creek, has 26 units. The Reserve Fund study of Sept 29, 2020 shows a surplus of \$75,754 after new roofs. So what this means to you is the building envelope and extensive...

- 3 beds
- 4 baths
- Row/Townhouse
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1164114

Type: Row/Townhouse

Bedrooms: 3

Baths Half: 1

Status: Active

Year built: 1980

Parking: Double Garage Attached, Driveway, Garage Door Opener, On Street

Post Updated: 2021-12-01 17:09:14

Bathrooms: 4

Bedrooms Above Grade: 3

Date added: 11/26/21

Two Piece Bath: 1

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Conventional

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Association Amenities: None

Fireplace Features: Gas Log, Gas Starter, Mantle, Other

Community Features: Golf, Other, Park, Schools Nearby, Playground

Fencing: Fenced

District: CAL Zone S

Inclusions: additional fridge in garage

Total Parking: 4

Flooring: Carpet, Ceramic Tile, Hardwood, Parquet

Water Source: Public

Utilities: None

Exterior Features: Uncovered Courtyard

Electric: 100 Amp Service

Cooling: None

Interior Features: Bar, Kitchen Island, Low Flow Plumbing Fixtures, Soaking Tub, Stone Counters, Wet Bar



Lot Features: Back Yard,Few Trees,Low Maintenance Landscape

Roof Type: Asphalt Shingle

Heating Type: High Efficiency,Forced Air,Natural Gas

Sewer Septic: Public Sewer

PROPERTY INFORMATION

Basement: Finished, Full

Levels: Two

Laundry features: In Bathroom, Main Level

Zoning: M-C1 d75

Transaction Type: For Sale

List Price Square Foot: \$ 217.80

Title Land: Fee Simple

Photo Count: 50

Rooms Above Grade: 8

Unit Exposure: NW

Construction Materials: Wood Siding

Suite: No

Foundation: Poured Concrete

Appliances: Bar Fridge,Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings

Living Area SF: 2135.00

Subdivision Name: Woodlands

Structure Type: Four Plex

Lot Size Acres: 0.00

Restrictions: Restrictive Covenant-Building Design/Size,Utility Right Of Way

