



**DJ Golden**  
**REAL ESTATE**

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**404, 607 17 Avenue NW**  
**Calgary, Alberta**

**MLS # A2218880**



**\$295,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	560 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 460
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

SPECTACULAR DOWNTOWN CITY VIEWS from this stylish TOP FLOOR AIR-CONDITIONED PET-FRIENDLY condo in popular Mount Pleasant. Excellent layout with a large living room and beautiful kitchen with all stainless appliances. The large bedroom fits a king-sized bed easily, and has a 4-piece ensuite plus a half bath for guests. South-facing private balcony with gas hookup. Heated and titled secure underground parking and assigned storage complete this fabulous home. Enjoy Calgary living at its finest with quick access to downtown, SAIT, and the University, and walking distance to numerous amenities including great restaurants, shopping, and more. Call today and make this your new home!