

**202, 607 17 Avenue NW**  
**Calgary, Alberta**
**MLS # A2234343**

**\$285,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	575 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Garage Door Opener, Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 441
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Experience sophisticated urban living in this beautifully upgraded 1-bedroom condo, nestled in the highly desirable Mount Pleasant community. This residence has benefited from numerous high-end upgrades over the past five years, presenting a modern and meticulously appointed living space. It offers a smart floor plan with a practical two-piece powder room and a spacious four-piece ensuite bathroom. Step out onto your large deck, which peacefully overlooks a quiet street and is equipped with a natural gas BBQ outlet – ideal for outdoor enjoyment. Your comfort is assured with one heated and titled underground parking stall and an individual assigned storage unit. Enjoy unparalleled convenience with all amenities at your fingertips, including easy walking access to SAIT, as well as a diverse array of local favourites such as Earls, Tim Hortons, Starbucks, charming cafes, and inviting pubs. This home offers a perfect blend of tranquility, contemporary style, and vibrant inner-city access.