

205, 607 17 Avenue NW
 Calgary, Alberta

MLS # A2253428



\$399,999

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Mount Pleasant | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 817 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Central | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 615 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows | | |

Inclusions: 2 Wall unit Air Conditioner, Ceiling Fan(s)

FIRST-TIME HOME BUYER & INVESTOR ALERT! Welcome to this immaculate, move-in-ready 2 bed/2 bath condo in the highly sought-after inner-city community of Mount Pleasant. Perfect as a starter home or investment, this unit sits on the second floor of a quiet 4-storey low-rise building and offers over 800 sq. ft. of bright, open-concept living with 9' ceilings, laminate flooring, and south-facing windows in every room. The modern kitchen features quartz countertops, stainless steel appliances, full-height cabinets, and a spacious walk-in pantry, while the dining and living areas flow seamlessly onto a large south-facing balcony with BBQ gas hookup. The two bedrooms are located on opposite sides of the unit for privacy, including a primary with ensuite and upgraded California closets. Additional features include two LG wall-mounted A/C units, enhanced lighting, ceiling fans, in-suite laundry, and custom top-down/bottom-up blinds. This unit comes with titled underground heated parking, assigned storage locker, bike storage, visitor parking, and elevator access. The building is tucked into a quiet residential area just off 16th Ave, steps from Crescent Heights with stunning downtown high-rise views, parks, and schools. You'll also enjoy being within walking distance to SAIT, LRT, shopping, and restaurants, with Foothills Hospital and the University of Calgary just a short drive away, and only 5 minutes to downtown. You'll love the unobstructed city views, abundant natural light, and versatile layout—ideal for roommates or rental income. With countless perks and an unbeatable location, this condo is a must-see!