

\$390,000 - 205, 607 17 Avenue Nw, Calgary

MLS® #A2253428

\$390,000

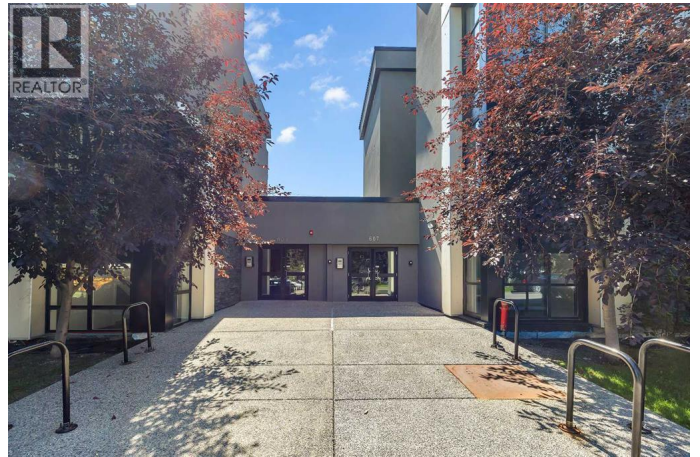
2 Bedroom, 2.00 Bathroom, 817 sqft

Single Family on 0.00 Acres

Mount Pleasant, Calgary, Alberta

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 layoutâ€™ideal for roommates or rental income. With countless perks and an unbeatable location, this condo is a must-see! (id:6289)

Built in 2015

Essential Information

Listing #	A2253428
Price	\$390,000
Bedrooms	2
Bathrooms	2.00
Square Footage	817
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	205, 607 17 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
Province	Alberta
Postal Code	T2M0N6

Amenities

Amenities	Park, Playground, Schools, Shopping, Clubhouse
Features	See remarks, PVC window, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Washer/Dryer Stack-Up
Heating	Baseboard heaters, Central heating
Cooling	Wall unit
# of Stories	4

Exterior

Exterior	Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)



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