

**205, 607 17 Avenue NW**  
**Calgary, Alberta**

**MLS # A2146634**



**\$364,999**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	821 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 596
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** None

Welcome to this immaculate, move-in ready unit, ideal as a starter home or investment opportunity. Situated on the second floor of a 4-storey low-rise building, this condo prioritizes comfort and convenience with two wall-mounted LG A/C units that also provide additional heating, one in the primary bedroom and one in the living room. The light-filled, open-concept floor plan boasts over 800 sq ft, 9&rsquo; ceilings and laminate flooring throughout, with south-facing windows in every room radiating natural light throughout. The spacious living room seamlessly flows into the dining area and a modern kitchen that&rsquo;s fully equipped with quartz countertops, stainless steel appliances, full-height cabinets, and a large walk-in pantry. Two bedrooms, one with an ensuite, are positioned on opposite ends of the unit for optimal privacy. An additional full bath with quartz countertops, in-suite laundry, and a large south-facing balcony with a gas line hookup for a BBQ complete the space. The unit also features upgraded California closets in both bedrooms, enhanced lighting, and ceiling fans in the bedrooms and main living + dining area, along with top-down/bottom-up blinds. Amenities include a titled underground heated parking spot, visitor parking, a separate storage locker, bike storage, and an elevator. Located in Mount Pleasant, inner-city living couldn't be any easier. The building is tucked away in a quiet neighbourhood behind 16th surrounded by parks, school, arena, tennis court, and community pool, a short walk away. This prime location is also within walking distance to SAIT, the SAIT LRT Station, and just a 5-minute drive to downtown. You'll also be steps away from 16th Avenue restaurants and shops, bike paths, Prince&rsquo;s Island, and much more!