

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

**MLS # A2253428**



**\$399,999**

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

<b>Heating:</b>	Baseboard, Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!