



**GRASSROOTS**  
REALTY GROUP

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404, 607 17 Avenue NW  
Calgary, Alberta

MLS # A2218880



**\$295,000**

Division:	Mount Pleasant		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	560 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

SPECTACULAR DOWNTOWN CITY VIEWS from this stylish TOP FLOOR AIR-CONDITIONED PET-FRIENDLY condo in popular Mount Pleasant. Excellent layout with a large living room and beautiful kitchen with all stainless appliances. The large bedroom fits a king-sized bed easily, and has a 4-piece ensuite plus a half bath for guests. South-facing private balcony with gas hookup. Heated and titled secure underground parking and assigned storage complete this fabulous home. Enjoy Calgary living at its finest with quick access to downtown, SAIT, and the University, and walking distance to numerous amenities including great restaurants, shopping, and more. Call today and make this your new home!