



GRASSROOTS
REALTY GROUP

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205, 607 17 Avenue NW
Calgary, Alberta

MLS # A2253428



\$390,000

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!