



GRASSROOTS
REALTY GROUP

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403, 607 17 Avenue NW
Calgary, Alberta

MLS # A2269216



\$359,000

Division:	Mount Pleasant		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	815 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		
Heating:	Baseboard, Natural Gas		
Floors:	Ceramic Tile, Laminate		
Roof:	-		
Basement:	-		
Exterior:	Brick, Concrete, Stucco		
Foundation:	-		
Features:	Walk-In Closet(s)		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 617		
LLD:	-		
Zoning:	m-c2		
Utilities:	Cable, Heating Paid For, Phone, Water Paid For		

Inclusions: See remarks

PRICED TO SELL!! NEW PRICE!. QUICK POSSESSION !! TOP FLOOR CORNER UNIT. LOCATION, LOCATION, LOCATION. This well maintained 2 bedroom, 2 bathroom unit is located close to shopping, SAIT, Foothills Hospital and the U of Calgary. It also provides easy access to downtown Calgary. Other features are a walk in closet and ensuite bathroom off the primary bedroom, a good sized balcony with beautiful views of Mount Pleasant and a gas line hookup for your barbecue and one TITLED Parking stall. There is also 5 underground guest parking stalls available. Included in the condo fees are heat and water. This home is perfect for anyone wishing to experience an inner city lifestyle.