



206, 607 17 Avenue NW  
Calgary, Alberta

MLS # A2280174



**\$319,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	822 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 620
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

You will immediately appreciate the bright, modern appeal of this newly built 2-bedroom, 2-bathroom condo in the sought-after community of Mount Pleasant. The open and welcoming space is defined by stylish laminate flooring that flows throughout, creating a seamless foundation for your décor. The kitchen is a standout, featuring sleek high-gloss cabinetry, durable quartz countertops, and a full suite of stainless steel appliances, offering both function and contemporary style. The living room and both bedrooms are brilliantly illuminated by large south-facing windows, ensuring an abundance of warm, natural light fills the home all day long. Practicality is perfectly paired with location here. This unit includes the valuable asset of one TITLED underground parking stall, adding convenience and security. Positioned just off 16th Ave NW, you are moments from major transit routes and enjoy a truly central location that puts you minutes from the campuses of SAIT and the University of Calgary, the vibrant energy of downtown, the amenities along Centre Street, and all the shops and services Mount Pleasant has to offer. Presenting in pristine, move-in ready condition, this condo is an ideal find for a first-time buyer, a professional seeking a low-maintenance lifestyle, or an investor looking for a desirable property with strong rental potential. It is a complete package that must be seen to be fully appreciated?