

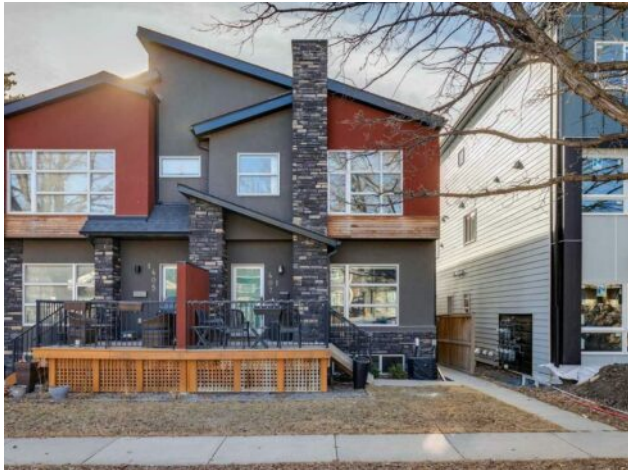


GRASSROOTS
REALTY GROUP

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1, 407 17 Avenue NW
Calgary, Alberta

MLS # A2284340



\$599,900

Division:	Mount Pleasant		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,215 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan		

Inclusions:	n/a
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Welcome to this beautifully appointed inner-city home in Mount Pleasant, one of Calgary's most sought-after communities—just a 20-minute walk to the downtown core. Offering over 1,775 sq. ft. of thoughtfully designed living space, this exceptional 3-bedroom home blends modern luxury with everyday comfort. Each spacious bedroom upstairs features its own private ensuite, providing the perfect setup for families, guests, or roommates. The open-concept main floor is designed for both entertaining and daily living, showcasing high ceilings, rich hardwood floors, and a stunning fireplace that creates a warm and inviting atmosphere. The chef-inspired kitchen is finished with quartz countertops, a gas cooktop, and high-end appliances, seamlessly connecting to the bright living and dining areas. Downstairs, the fully developed basement expands your living space with endless possibilities—bedroom + full bath, media room, home gym, or office—plus a large storage room for added convenience. Additional highlights include: Detached single-car garage, Air conditioning, Private front patio with your own entrance, high-end finishes throughout. Enjoy unbeatable access to nearby shops, restaurants, grocery stores, public transit, and schools, all within walking distance. This is inner-city living at its finest—modern comfort, prime location, and exceptional design. Don't miss your opportunity to call Mount Pleasant home.