



106, 605 17 Avenue NW  
Calgary, Alberta

MLS # A2143521



**\$374,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	873 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Many Trees		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 609
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Pantry		

**Inclusions:** no

PETS ALLOWED WITH BOARD APPROVAL! Welcome to this MAIN FLOOR, SEPERATE ENTERANCE unit in pristine condition featuring two bedrooms, south-facing patio, within walking distance to SAIT, and 5 minutes drive to downtown - a great starter home or investment opportunity that is truly move-in ready! Located on the ground floor of the building, enjoy the convenience of your own private entrance in and out of your suite, patio with a BBQ hook-up, and a quiet and green space that is maintained by the building - perfect space to soak in the summer sun. The light filled open-concept floor plan features 9' ceiling, laminate flooring throughout and south-facing windows in ALL rooms of the suite. There is a large living room, a comfortable dining area and modern kitchen that boasts quartz countertop, stainless steel appliances, full-height modern cabinets, and great sight lines so the cook can be part of the conversation. Two bedrooms, one with its own ensuite, are on opposite ends of the suite, providing great privacy and convenience to act as a rental property. Another full bath with quartz countertops and an underground heated parking spot complete this amazing unit and underground visitor parking. A must-see in person to truly appreciate all the fine details this inner-city home has to offer. Steps away from SAIT, 16th Avenue's restaurants and shops, bike paths, prince's island, and so much more! Check out the 3D tour!