



**408, 2505 17 Avenue SW  
Calgary, Alberta**

**MLS # A2146233**



**\$390,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	986 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 799
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	C-COR1 f4.74h32
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** none

Discover this stunning 2-bedroom condo offering panoramic views of downtown, set in a prime location with an effortless commute to the city center. Enjoy a quiet, concrete building, this home boasts huge picturesque windows in every room, flooding the space with natural light. The expansive patio, equipped with a built-in gas line, is perfect for barbecues or simply soaking in the views. Freshly painted throughout (including ceiling), the suite features a chic European-style kitchen with white quartz countertops, stainless steel appliances, and a gas stove. The large breakfast bar seamlessly opens to the living space, ideal for entertaining. Both bedrooms are generously sized, and the laminate wood flooring adds a touch of warmth and elegance. The unique layout includes a walk-in shower room. This is a spa like huge space and also perfect for wheelchair accessibility, if desired. Each partner or roommate can enjoy their own 1/2 bath, with one large enough to serve as an ideal dressing room, complete with space for an additional closet, dressing bench, or dresser. Convenience is key with in-suite laundry and central air conditioning. Additionally, this condo includes titled underground parking with space for a storage unit to be added. All utilities except for electricity are included in the condo fee. Just moments away from the vibrant shops and restaurants on 17th Ave, and offering an easy commute to Foothills Hospital, U of C and Mount Royal College. Enjoy the cafe, Casis Bistro, wine shop and barber shop on the main floor. This highly desirable building is a rare find. Don't miss the chance to make this your new home!