



GRASSROOTS
REALTY GROUP

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203, 607 17 Avenue NW
Calgary, Alberta

MLS # A2147606



\$384,900

Division:	Mount Pleasant		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	864 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

This modern top-floor condo features 2 bedrooms and 2 baths, offering a perfect blend of style and functionality. Upon entering, you are greeted by an open-concept living space bathed in natural light, creating a warm and inviting ambiance. The well-appointed kitchen boasts sleek stainless-steel appliances, quartz countertops, a convenient pantry, contemporary fixtures, and ample cabinet space. It seamlessly flows into a spacious living room with large windows and a private balcony where you can unwind and soak in breathtaking views of the surrounding area. The generously sized master bedroom provides a cozy retreat with its own 4-piece en-suite bath and spacious walk-in closet. Another bedroom is a great addition to this unit. Also the second 4pc bathrooms add great functionality. The unit includes a titled underground parking spot. Located in a vibrant community, this complex is in close proximity to reputable schools, shopping centers, dining options, and essential services. Commuting is made easy with convenient access to major highways and public transportation routes. Just a short distance from the renowned Southern Alberta Institute of Technology (SAIT), this residence offers an ideal location for students and professionals alike. Don't miss the opportunity to make this condo your own and experience the best of Mount Pleasant living!