



407, 605 17 Avenue NW
Calgary, Alberta

MLS # A2158975



\$304,990

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|------------------|------------------------------------|---------------|------------------|
| Division: | Mount Pleasant | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 576 sq.ft. | Age: | 2015 (9 yrs old) |
| Beds: | 1 | Baths: | 1 full / 1 half |
| Garage: | Heated Garage, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 403 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this stylish, modern condo in the highly desirable community of Mount Pleasant, Calgary! This beautifully maintained one-bedroom unit boasts a bright, open-concept layout with a spacious living area and a sleek kitchen featuring high-end stainless steel appliances, ample cabinetry, and a large island, perfect for entertaining or casual dining. The bedroom is a private retreat, complete with a full ensuite bath for a touch of luxury. An additional powder room off the main living area adds extra convenience, making it easy to host guests without compromising privacy. Additional highlights include in-suite laundry, secure underground parking, extra storage space, and the potential for Airbnb, offering fantastic flexibility and investment opportunities. Situated close to Confederation Park, SAIT, local dining, shopping, and public transit, this condo offers the ideal blend of urban living and community charm. Ideal for professionals, first-time buyers, or savvy investors, this home is a must-see. Book your viewing today and experience the best of Mount Pleasant living!