



406, 607 17 Avenue NW  
Calgary, Alberta

MLS # A2172882



**\$399,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Mount Pleasant                     |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment                          |               |                  |
| <b>Size:</b>     | 820 sq.ft.                         | <b>Age:</b>   | 2015 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Titled, Underground       |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, See Remarks  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 601 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Other, Stone, Wood Frame  | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |                   |        |

**Inclusions:** Two Entrance Door Fobs

You'll be impressed with the numerous perks in this 2 bed/2 bath condo! To name a few...Top floor location with no neighbours above and a corner unit offers more of a quieter living experience with fewer shared walls ~ An elevated unobstructed beautiful view of the downtown ~ The southern exposure allows for an abundance of natural light to permeate the space ~ The A/C unit provides added comfort in the warmer days of summer ~ The spacious open floor plan houses bedrooms on opposite sides of the main living area ~ A Primary bedroom ensuite ~ In suite laundry ~ A Titled (Owned) indoor parking stall as well as an assigned storage locker...and the list continues! For anyone with mobility issues or one that appreciates life's conveniences, the parking stall is located directly across from the elevator door as well is the Condo Unit once on the 4th floor. In addition, your bicycle can be stored in an area within the parkade. The kitchen houses a generously sized pantry, stainless steel appliances, quartz countertops and easy care sleek acrylic cabinetry. The same quartz/cabinet finishings are found in the 2 bathrooms. The condo's layout presents an opportunity for a roommate to aid as a mortgage helper or likewise value for an Investor. Located a block off 16th Ave. NW with City transit, plenty of choices to head in any direction for a variety of business services, restaurants, shopping/west to North Hill Mall and SAIT. This well located NW inner-City home presents beautifully and is to be seen in its' entirety to be appreciated all the more!