

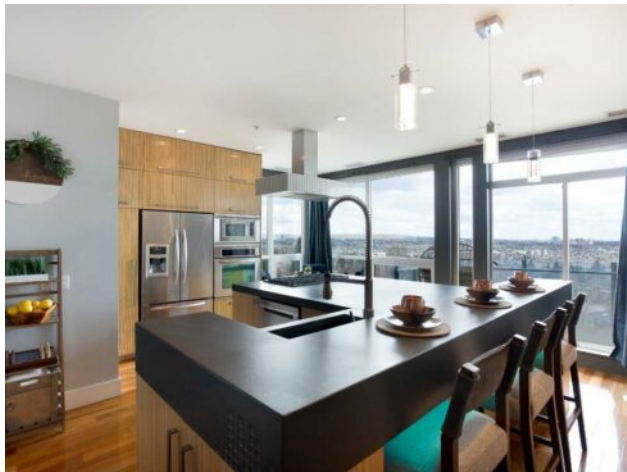


GRASSROOTS
REALTY GROUP

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801, 2505 17 Avenue SW
Calgary, Alberta

MLS # A2213128



\$429,900

Division:	Richmond		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,036 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 835
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	C-COR1
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Open Floorplan, Stone Counters		

Inclusions: Built-in coffee machine

This stunning corner unit is located in the Case! Not only does it have a customized and unique floorplan, it also has gorgeous city and river valley views! 2 good sized bedrooms and 2 full baths! Great open floorplan for entertaining! The gourmet kitchen is a chef's dream, featuring custom cabinetry with an abundance of built-in storage, including swivel pull-out racks. Brazilian walnut hardwood floors throughout and numerous high-end finishes, plus a stainless steel appliance package, and hidden storage space including swivel pull-out racking. The second bedroom/den is versatile, equipped with a built-in Murphy bed and a mounted desk, making it ideal for guests or a home office. Walk to any amenities you may need! with Cassis bistro, a wine boutique and barber all located on the building's main floor. Heated and titled underground parking stall. Come check this one out today!