

\$434,888 - 601, 2505 17 Avenue Sw, Calgary

MLS® #A2127569

\$434,888

2 Bedroom, 2.00 Bathroom, 1,009 sqft

Residential on 0.00 Acres

Richmond, Calgary, Alberta

Indulge in the pinnacle of urban luxury living with this opulent condo, gracefully nestled in the heart of Calgary's vibrant 17th Avenue. Prepare to be captivated by the breathtaking vistas of both downtown Calgary's skyline and the majestic Rocky Mountains, setting the stage for an unparalleled living experience that seamlessly blends style, convenience, and sophistication. As you step inside, prepare to be enveloped in a symphony of natural light cascading through floor-to-ceiling windows, illuminating the expanse of sleek laminate flooring and lofty 9-foot ceilings throughout. The European-inspired kitchen is a culinary masterpiece, meticulously crafted with high-end appliances, modern cabinetry, and resplendent quartz countertops, complemented by a silhouette cabinet fridge and freezer that add a touch of luxury to everyday life. Designed for both relaxation and entertainment, the expansive living room and dining area effortlessly transition into two private sanctuaries—the master bedroom and the second bedroom—ensuring absolute tranquility and seclusion. The master suite beckons with a grand walk-through closet and a spa-like ensuite, featuring a sumptuous soaker tub and a separate shower, offering a haven of indulgence and rejuvenation. Meanwhile, the second bedroom boasts two walls of windows, ideal for accommodating guests, cultivating creativity in a home office, or simply reveling in the panoramic views. Step out onto the expansive balcony, a serene



oasis that invites al fresco dining or unwinding in a private hot tub, all while being enveloped in the awe-inspiring vistas that only Calgary can offer. Luxuriate in the convenience of newer in-suite laundry facilities and storage, perfectly complemented by private TITLED parking in the heated underground garage. And with the added allure of being pet, Air BnB, and rental friendly, every facet of luxurious living is effortlessly realized. Elevating the experience even further, this prestigious residence is perched above an array of upscale amenities located within the 'Casel Shopping Mall', including the Village Flatbread, True Gents Barber Shop, Cassis Bistro, and a wine boutique, ensuring that every home owners' or guests' desire is met with unparalleled ease. With seamless access to Crowchild and mere steps from the LRT, exploring the city's vibrant culture and cosmopolitan offerings has never been more convenient. Recipient of the esteemed 2011 SAMS award for best apartment-style condo, this residence epitomizes the zenith of urban living, offering a sanctuary of refinement and sophistication in one of Calgary's most coveted locales. Seize the opportunity to embrace a life of luxury—schedule a viewing today and experience the epitome of urban opulence firsthand.

Built in 2010

Essential Information

MLS® #	A2127569
Price	\$434,888
Sold Price	\$422,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,009

Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	601, 2505 17 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1S0B3

Amenities

Amenities	Elevator(s), Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Covered, Enclosed, Heated Garage, Parkade, Paved, Stall, Titled, Underground

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	9

Exterior

Exterior Features	Balcony, Lighting
Roof	Tar/Gravel
Construction	Concrete, Metal Siding, Mixed

Additional Information

Date Listed	May 2nd, 2024
Date Sold	June 4th, 2024
Days on Market	33

Zoning	C-COR1 f4.74h32
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.