

\$364,999 - 205, 607 17 Avenue Nw, Calgary

MLS® #A2146634

\$364,999

2 Bedroom, 2.00 Bathroom, 821 sqft

Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

Welcome to this immaculate, move-in ready unit, ideal as a starter home or investment opportunity. Situated on the second floor of a 4-storey low-rise building, this condo prioritizes comfort and convenience with two wall-mounted LG A/C units that also provide additional heating, one in the primary bedroom and one in the living room. The light-filled, open-concept floor plan boasts over 800 sq ft, 9' ceilings and laminate flooring throughout, with south-facing windows in every room radiating natural light throughout. The spacious living room seamlessly flows into the dining area and a modern kitchen that's fully equipped with quartz countertops, stainless steel appliances, full-height cabinets, and a large walk-in pantry. Two bedrooms, one with an ensuite, are positioned on opposite ends of the unit for optimal privacy. An additional full bath with quartz countertops, in-suite laundry, and a large south-facing balcony with a gas line hookup for a BBQ complete the space. The unit also features upgraded California closets in both bedrooms, enhanced lighting, and ceiling fans in the bedrooms and main living + dining area, along with top-down/bottom-up blinds. Amenities include a titled underground heated parking spot, visitor parking, a separate storage locker, bike storage, and an elevator. Located in Mount Pleasant, inner-city living couldn't be any easier. The building is tucked away in a quiet neighbourhood behind 16th surrounded by parks, school, arena, tennis court, and



community pool, a short walk away. This prime location is also within walking distance to SAIT, the SAIT LRT Station, and just a 5-minute drive to downtown. You'll also be steps away from 16th Avenue restaurants and shops, bike paths, Princeâ€™s Island, and much more!

Built in 2015

Essential Information

MLS® #	A2146634
Price	\$364,999
Sold Price	\$360,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	821
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	205, 607 17 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0N6

Amenities

Amenities	Bicycle Storage, Elevator(s), Storage, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Other
Construction	Brick, Concrete, Wood Frame

Additional Information

Date Listed	July 4th, 2024
Date Sold	September 30th, 2024
Days on Market	88
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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