

# \$384,900 - 103, 607 17 Avenue Nw, Calgary

MLS® #A2171918

**\$384,900**

2 Bedroom, 2.00 Bathroom, 834 sqft

Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

Welcome home to Mount Pleasant! This beautifully maintained ground-floor, corner unit is move-in ready. As you step inside, you'll be greeted by an open-concept layout connecting the kitchen, dining area, and living room. The kitchen features stainless steel appliances, quartz countertops, a subway tile backsplash, and brown cabinetry. A standout feature of this unit, unlike others in the complex, is its unique kitchen layout, offering more cabinets and counter space, including a kitchen island—perfect for entertaining. The bedrooms are strategically placed on opposite sides of the living room, providing an ideal layout for privacy. The primary bedroom is spacious, complete with a large walk-in closet and a four-piece ensuite. The second bedroom is versatile, generously sized to serve as a home office or guest room, with an adjacent four-piece bathroom. Additionally, the unit includes in-suite laundry with a newer stackable washer and dryer. The front patio, equipped with a gas BBQ line, offers direct outdoor access—another convenient feature of this unit.

Located in a desirable NW neighbourhood, just steps from 16th Avenue and close to numerous amenities with SAIT down the street, and downtown only minutes away makes this an excellent opportunity for inner-city living or a prime investment. Call to schedule a showing today!

Built in 2015



## Essential Information

MLS® #	A2171918
Price	\$384,900
Sold Price	\$370,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	834
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

## Community Information

Address	103, 607 17 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0N6

## Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled, Underground, Parkade

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	BBQ gas line, Private Entrance
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Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 11th, 2024
Date Sold	October 26th, 2024
Days on Market	15
Zoning	M-C2
HOA Fees	0.00

**Listing Details**

Listing Office	Real Broker
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