

# \$289,900 - 706, 2505 17 Avenue Sw, Calgary

MLS® #A2172305

**\$289,900**

1 Bedroom, 1.00 Bathroom, 632 sqft

Residential on 0.00 Acres

Richmond, Calgary, Alberta

Welcome to an exquisite apartment on the 7th floor of the highly sought-after Casel building! Prepare to be captivated by breathtaking city and downtown views through the expansive, floor-to-ceiling, east-facing windows. Start your day with a peaceful sunrise while sipping coffee on your private balcony.

The elegant kitchen features a built-in fridge and freezer, stainless steel appliances including a built-in oven, gas range, dishwasher, microwave, and hood fan. It overlooks spacious quartz countertops and a convenient breakfast bar. Upscale finishes such as hardwood floors throughout, soft-close cabinetry, custom wall storage, and sleek roller blinds add to the apartment's sophisticated charm. The in-suite laundry and additional modern touches enhance your living experience.

Unwind in the generously sized master bedroom, offering stunning downtown vistas through its floor-to-ceiling windows, or indulge in the luxurious spa bathroom, complete with a separate soaker tub and shower. The building provides secure underground parking and convenient amenities in the lobby, including a grocery store, barber shop, high end wine store, and the renowned Cassis Bistro.

Book your private tour today! Will not last long!

Built in 2011



## Essential Information

MLS® #	A2172305
Price	\$289,900
Sold Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	632
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

## Community Information

Address	706, 2505 17 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7V3

## Amenities

Amenities	Elevator(s), Fitness Center, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Paved, Underground

## Interior

Interior Features	Breakfast Bar, Elevator, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Range, Microwave Hood Fan, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	9

## Exterior

Exterior Features	Balcony
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Lot Description	Back Lane, Corner Lot
Roof	Rubber
Construction	Concrete

**Additional Information**

Date Listed	October 10th, 2024
Date Sold	November 9th, 2024
Days on Market	30
Zoning	C-COR1
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX First
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