



THE
A-TEAM

**RE/MAX
FIRST**

607 17 Avenue #302, Calgary T2M 0N6

MLS® #: **A2135237** Area: **Mount Pleasant** Listing Date: **05/24/24** List Price: **\$319,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Off Street, Parkade, Underground

Finished Floor Area

Abv Sqft: **628**
 Low Sqft:
 Ttl Sqft: **628**

DOM

32
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt, Tar/Gravel**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Stone, Stucco**
 Flooring: **Ceramic Tile, Laminat**
 Water Source:
 Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked**
 Int Feat: **High Ceilings, Pantry, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"	4pc Ensuite bath	Main	4`10" x 8`11"
Bedroom - Primary	Main	10`5" x 13`4"	Kitchen	Main	7`9" x 8`0"
Living/Dining Room Combination	Main	11`5" x 17`1"			

Legal/Tax/Financial

Condo Fee: **\$428** Title: **Fee Simple** Zoning: **M-C2**

Legal Desc: 1510917

Fee Freq:
Monthly

Remarks

Pub Rmks: **This location can't be beat! It is just minutes from all the trendy shops and restaurants in Mount Pleasant, within walking distance to SAIT, ACAD, the LRT and 10 minutes to downtown, The University and Foothills Hospital. Third floor, 1 bed, 2 bath unit comes with 9 foot ceilings, large balcony, walk in closet, laundry room, in-floor heating, secured and heated underground parking with built-in storage. This sunny unit includes quartz counters and glass tile backsplash as well as stainless steel appliances. Enjoy entertaining friends on the spacious balcony and the convenience of being within walking distance to all amenities. This is a fantastic investment property, the unit was rented for \$1850.00 monthly. Note condo fees include heat and water! Don't forget to check out the 3D tour in the link!**

Inclusions: **none**

Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





