



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**607 17 Avenue #205, Calgary T2M 0N6**

MLS®#: **A2146634**

Area: **Mount Pleasant**

Listing Date: **07/04/24**

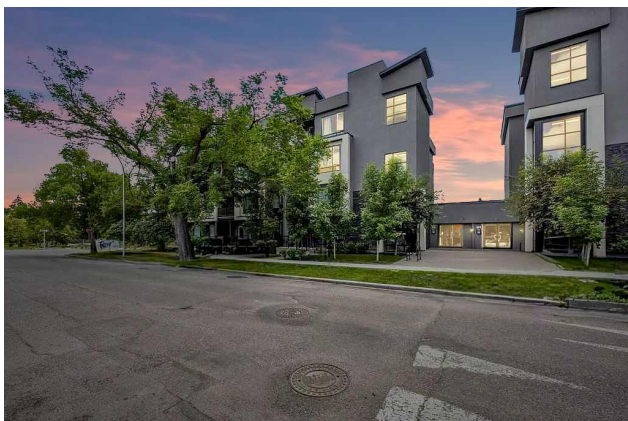
List Price: **\$364,999**

Status: **Active**

County: **Calgary**

Change: **-\$12k, 11-Sep**

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:

Finished Floor Area  
Abv Sqft: **821**  
Low Sqft:  
Ttl Sqft: **821**

**Titled, Underground**

DOM

**74**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Other**

Construction: **Brick, Concrete, Wood Frame**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
Int Feat: **High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>10`6" x 5`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`11" x 9`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 11`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`0" x 12`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`6" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 10`6"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$596**

Title:  
**Fee Simple**

Zoning:  
**M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **1510917**

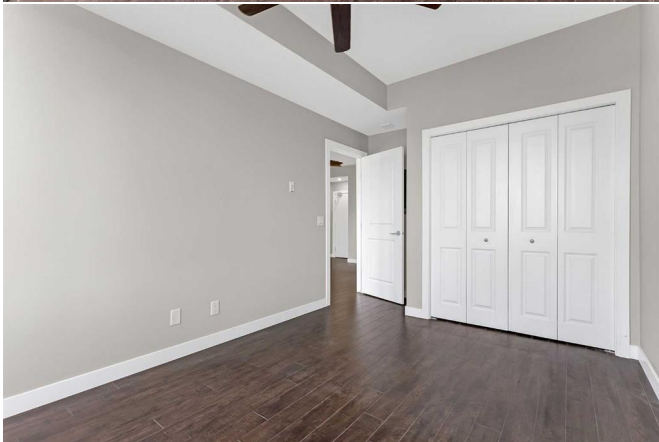
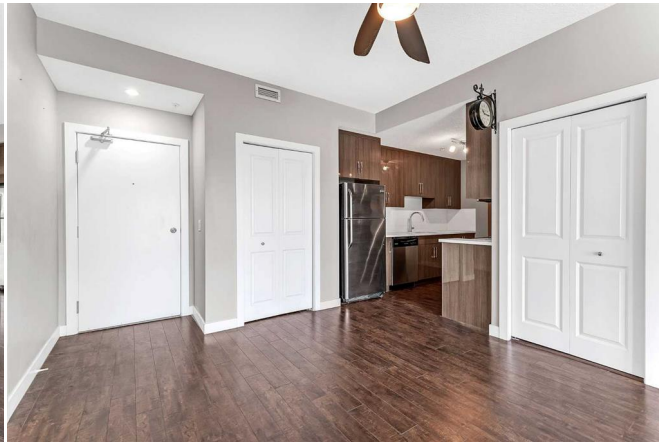
Remarks

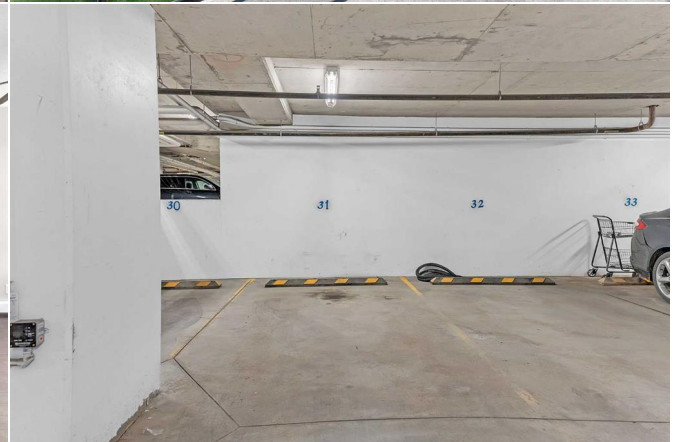
Pub Rmks: **Welcome to this immaculate, move-in ready unit, ideal as a starter home or investment opportunity. Situated on the second floor of a 4-storey low-rise building, this condo prioritizes comfort and convenience with two wall-mounted LG A/C units that also provide additional heating, one in the 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, Prince's Island, and much more!**

Inclusions: **None**  
Property Listed By: **Real Broker**

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









2055-607 17 Ave NW, Calgary, AB

Main Floor Interior Area 821.31 sq ft



PREPARED: 2024/07/05

White regions are excluded from total floor area in G5005 floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.