



THE
A-TEAM

**RE/MAX
FIRST**

607 17 Avenue #203, Calgary T2M 0N6

MLS®#: **A2147606**

Area: **Mount Pleasant**

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

List Price: **\$384,900**

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:

Finished Floor Area
Abv Sqft: **864**
Low Sqft:
Ttl Sqft: **864**

Underground

DOM

71

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	7`10" x 12`2"	Living Room	Main	15`4" x 11`5"
Dining Room	Main	13`6" x 11`5"	Bedroom - Primary	Main	13`5" x 10`4"
Bedroom	Main	15`3" x 9`7"	4pc Ensuite bath	Main	9`0" x 5`1"
4pc Bathroom	Main	4`11" x 9`6"			

Legal/Tax/Financial

Condo Fee:
\$639

Title:
Fee Simple

Zoning:
M-C2

Fee Freq:
Monthly

Legal Desc: **1510917**

Remarks

Pub Rmks: **This modern top-floor condo features 2 bedrooms and 2 baths, offering a perfect blend of style and functionality. Upon entering, you are greeted by an open-concept living space bathed in natural light, creating a warm and inviting ambiance. The well-appointed kitchen boasts sleek stainless-steel appliances, quartz countertops, a convenient pantry, contemporary fixtures, and ample cabinet space. It seamlessly flows into a spacious living room with large windows and a private balcony where you can unwind and soak in breathtaking views of the surrounding area. The generously sized master bedroom provides a cozy retreat with its own 4-piece en-suite bath and spacious walk-in closet. Another bedroom is a great addition to this unit. Also the second 4pc bathrooms add great functionality. The unit includes a titled underground parking spot. Located in a vibrant community, this complex is in close proximity to reputable schools, shopping centers, dining options, and essential services. Commuting is made easy with convenient access to major highways and public transportation routes. Just a short distance from the renowned Southern Alberta Institute of Technology (SAIT), this residence offers an ideal location for students and professionals alike. Don't miss the opportunity to make this condo your own and experience the best of Mount Pleasant living!**

Inclusions: n/a
Property Listed By: **PREP Realty**

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