



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**605 17 Avenue #407, Calgary T2M 0N6**

MLS® #: **A2158975**      Area: **Mount Pleasant**      Listing Date: **11/13/24**      List Price: **\$299,990**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 28-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **576**  
 Low Sqft:  
 Ttl Sqft: **576**

DOM

**20**  
Layout  
 Beds: **1 (1)**  
 Baths: **1.5 (1 1)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat:  
 Park Feat: **Heated Garage, Titled, Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line**

Kitchen Appl: **Dishwasher, Electric Range, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4' 0" x 4' 0"	Laundry	Main	2' 1" x 3' 2"
2pc Bathroom	Main	6' 3" x 4' 9"	Kitchen	Main	9' 1" x 10' 11"
Pantry	Main	3' 4" x 4' 2"	Storage	Main	2' 11" x 2' 3"
Living Room	Main	12' 1" x 15' 2"	Bedroom - Primary	Main	10' 9" x 12' 6"
Walk-In Closet	Main	5' 0" x 7' 10"	4pc Ensuite bath	Main	9' 4" x 6' 10"

Legal/Tax/Financial

Condo Fee: **\$403**      Title: **Leasehold**      Zoning: **M-C2**  
 Fee Freq: **Monthly**

Legal Desc: 1810086

Remarks

Pub Rmks: **Welcome to this stylish, modern condo in the highly desirable community of Mount Pleasant, Calgary! This beautifully maintained one-bedroom unit boasts a bright, open-concept layout with a spacious living area and a sleek kitchen featuring high-end stainless steel appliances, ample cabinetry, and a large island, perfect for entertaining or casual dining. The bedroom is a private retreat, complete with a full ensuite bath for a touch of luxury. An additional powder room off the main living area adds extra convenience, making it easy to host guests without compromising privacy. Additional highlights include in-suite laundry, secure underground parking, extra storage space, and the potential for Airbnb, offering fantastic flexibility and investment opportunities. Situated close to Confederation Park, SAIT, local dining, shopping, and public transit, this condo offers the ideal blend of urban living and community charm. Ideal for professionals, first-time buyers, or savvy investors, this home is a must-see. Book your viewing today and experience the best of Mount Pleasant living!**

Inclusions: N/A  
Property Listed By: Real Broker

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





