

# \$374,900 - 403, 607 17 Avenue Nw, Calgary

MLS® #A2249279

**\$374,900**

2 Bedroom, 2.00 Bathroom, 815 sqft

Residential on 0.00 Acres

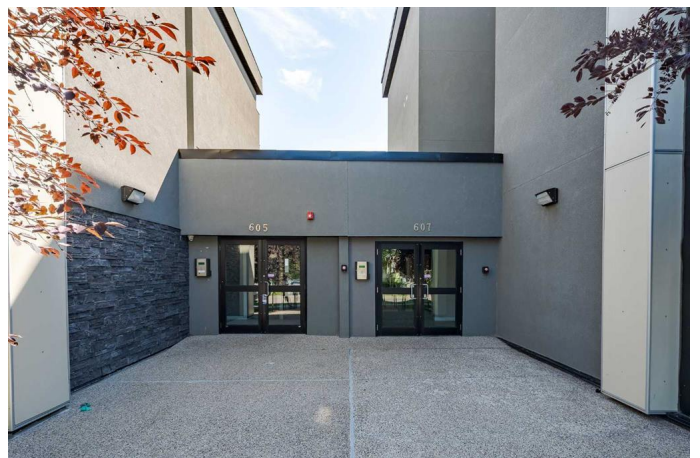
Mount Pleasant, Calgary, Alberta

OPEN HOUSE SATURDAY 1-3;30. QUICK POSSESSION !! TOP FLOOR CORNER UNIT. LOCATION, LOCATION, LOCATION. This well maintained 2 bedroom, 2 bathroom unit is located close to shopping, SAIT, Foothills Hospital and the U of Calgary. It also provides easy access to downtown Calgary. Other features are a walk in closet and ensuite bathroom off the primary bedroom, a decent sized balcony with beautiful views of Mount Pleasant and a gas line hookup for your barbecue and one TITLED Parking stall. There is also underground guest parking available. Included in the condo fees are heat and water. This home is perfect for anyone wishing to experience an inner city lifestyle.

Built in 2015

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2249279          |
| Price          | \$374,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 815               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 403, 607 17 Avenue Nw |
| Subdivision | Mount Pleasant        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2M 0N6               |

## Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Elevator(s), Storage, Visitor Parking                              |
| Utilities      | Cable Available, Heating Paid For, Phone Available, Water Paid For |
| Parking Spaces | 1                                                                  |
| Parking        | Parkade                                                            |

## Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                                                     |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                |
| Cooling           | Other                                                                                                 |
| # of Stories      | 4                                                                                                     |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Brick, Concrete, Stucco |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 62                |
| Zoning         | m-c2              |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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