



## 607 17 Avenue Calgary Alberta

\$319,900

Investment property, comes with tenant in place! 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. Note condo fees include heat and water! Don't forget to check out the 3D tour in the link! (id:6769)

2pc Bathroom 4.92 Ft x 4.92 Ft

4pc Bathroom 4.83 Ft x 8.92 Ft

Primary Bedroom 10.42 Ft x 13.33 Ft

Kitchen 7.75 Ft x 8.00 Ft

Living room/Dining room 11.42 Ft x 17.08 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark



See

**Mirror**

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