



## 607 17 Avenue Calgary Alberta

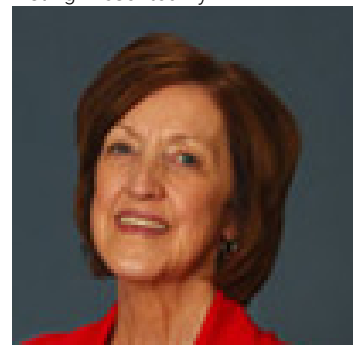
\$384,900

Welcome home to Mount Pleasant! This beautifully maintained ground-floor, corner unit is move-in ready. As you step inside, you'll be greeted by an open-concept layout connecting the kitchen, dining area, and living room. The kitchen features stainless steel appliances, quartz countertops, a subway tile backsplash, and brown cabinetry. A standout feature of this unit, unlike others in the complex, is its unique kitchen layout, offering more cabinets and counter space, including a kitchen island-- perfect for entertaining. The bedrooms are strategically placed on opposite sides of the living room, providing an ideal layout for privacy. The primary bedroom is spacious, complete with a large walk-in closet and a four-piece ensuite. The second bedroom is versatile, generously sized to serve as a home office or guest room, with an adjacent four-piece bathroom. Additionally, the unit includes in-suite laundry with a newer stackable washer and dryer. The front patio, equipped with a gas BBQ line, offers direct outdoor access -- another convenient feature of this unit. Located in a desirable NW neighbourhood, just steps from 16th Avenue and close to numerous amenities with SAIT down the street, and downtown only minutes away makes this an excellent opportunity for inner-city living or a prime investment. Call to schedule a showing today! (id:6769)

Kitchen 7.92 Ft x 21.33 Ft  
Dining room 5.75 Ft x 11.33 Ft  
Living room 13.17 Ft x 11.33 Ft  
Primary Bedroom 13.17 Ft x 10.50 Ft

4pc Bathroom 9.25 Ft x 5.00 Ft  
4pc Bathroom 5.00 Ft x 9.50 Ft  
Bedroom 10.50 Ft x 9.50 Ft

Listing Presented By:



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**REALTY**

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