



607 17 Avenue Calgary Alberta

\$399,999

FIRST-TIME HOME BUYER & INVESTOR ALERT! Welcome to this immaculate, move-in-ready 2 bed/2 bath condo in the highly sought-after inner-city community of Mount Pleasant. Perfect as a starter home or investment, this unit sits on the second floor of a quiet 4-storey low-rise building and offers over 800 sq. ft. of bright, open-concept living with 9' ceilings, laminate flooring, and south-facing windows in every room. The modern kitchen features quartz countertops, stainless steel appliances, full-height cabinets, and a spacious walk-in pantry, while the dining and living areas flow seamlessly onto a large south-facing balcony with BBQ gas hookup. The two bedrooms are located on opposite sides of the unit for privacy, including a primary with ensuite and upgraded California closets. Additional features include two LG wall-mounted A/C units, enhanced lighting, ceiling fans, in-suite laundry, and custom top-down/bottom-up blinds. This unit comes with titled underground heated parking, assigned storage locker, bike storage, visitor parking, and elevator access. The building is tucked into a quiet residential area just off 16th Ave, steps from Crescent Heights with stunning downtown high-rise views, parks, and schools. You'll also enjoy being within walking distance to SAIT, LRT, shopping, and restaurants, with Foothills Hospital and the University of Calgary just a short drive away, and only 5 minutes to downtown. You'll love the unobstructed city views, abundant natural light, and versatile layout—ideal for roommates or rental income. With countless perks and an unbeatable location, this condo is a must-see! (id:6769)

Dining room 11.42 Ft x 11.50 Ft

Living room 16.08 Ft x 11.50 Ft

Kitchen 7.92 Ft x 9.83 Ft

Bedroom 14.92 Ft x 9.42 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Primary Bedroom 11.92 Ft x 10.50 Ft

4pc Bathroom 10.25 Ft x 4.92 Ft

Other 8.17 Ft x 10.33 Ft

Listing Presented By:



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<https://jaichaudhary.remaxmntnview.ca/>



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