



## 709 17 Avenue Calgary Alberta

\$649,900

Experience the best of trendy inner-city living with this stunning, contemporary 3-storey infill, perfectly designed for both style and function. Nestled in the highly sought-after community of Mount Pleasant, this south-facing gem in a self-managed 4-plex offers everything you need and more. Inside, the open-concept main floor welcomes you with 9 ft. ceilings, gorgeous hardwood floors, and a spacious layout perfect for entertaining. The gourmet kitchen boasts sleek granite countertops, custom cabinetry, and a large pantry, flowing seamlessly into the dining and living areas filled with natural light from oversized windows. A convenient 2-piece powder room completes the main level. On the second floor, you'll find a versatile bonus room, a full bathroom with granite finishes, a generous laundry room with a sink and shelving, and a large bedroom with a walk-in closet. Skylights above the stairs flood the space with additional light as you head up to the third floor, where two primary bedrooms await--each with its own ensuite bath with granite counters and spacious walk-in closets. The south-facing primary also features a Juliet balcony offering lovely city views. In addition to the interior features, the property includes a single detached garage, providing both security and convenience. Step outside your door and enjoy a short commute to the LRT, North Hill Shopping Centre, the University of Calgary, Foothills Hospital, and vibrant Kensington. Plus, you're just minutes from downtown! With restaurants, parks, playgrounds, and public transit within walking distance, convenience is at your fingertips. Don't miss out on this rare opportunity to live in one of the city's most desirable neighbourhoods--this is inner-city living at its finest! (id:6769)

4pc Bathroom 10.25 Ft x 4.92 Ft

Bedroom 12.17 Ft x 9.42 Ft

Laundry room 10.25 Ft x 5.50 Ft

Loft 20.08 Ft x 11.92 Ft

4pc Bathroom 10.33 Ft x 5.50 Ft

4pc Bathroom 10.33 Ft x 5.58 Ft

Bedroom 14.25 Ft x 9.58 Ft

Bedroom 12.08 Ft x 9.33 Ft

2pc Bathroom 5.42 Ft x 4.25 Ft

Dining room 15.08 Ft x 9.83 Ft

Kitchen 12.08 Ft x 9.83 Ft

Living room 20.00 Ft x 11.58 Ft

Listing Presented By:



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