

2505 17 Avenue Calgary Alberta

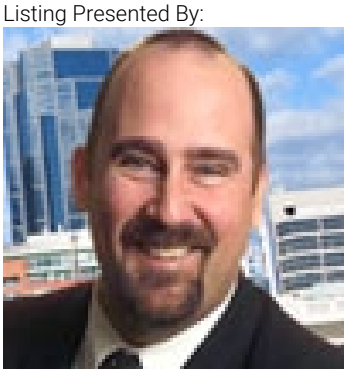
$324,900

HUGE price decrease! Discover a rare opportunity to enjoy exceptional indoor-outdoor living in this spacious, fully accessible 2-bedroom condo. Featuring an enormous private patio with built-in garden boxes, this unique home offers the perfect balance of urban convenience and outdoor living. The patio creates an outstanding outdoor retreat rarely found in the inner city. (With potential for direct ramp access) Inside, walls of windows fill every room with natural light and showcase extraordinary views from every angle. The thoughtful layout is ideal for professionals, couples, roommates, or anyone seeking comfortable, barrier-free living in a quiet concrete building. The European-inspired kitchen is designed for both everyday living and entertaining, featuring built-in appliances, quartz countertops, and a large breakfast bar. Hardwood and laminate flooring add warmth and durability throughout the home. The spacious primary living areas are complemented by two bedrooms, two convenient half baths, and a no-threshold roll-in shower room designed for ease of use and accessibility. Automatic door openers and fully wheelchair-accessible features further enhance comfort and independence. Additional highlights include in-suite laundry, titled underground parking with extra passenger-side space for easier access, and a well-maintained building that supports a carefree lifestyle. Enjoy unmatched convenience with a barber shop, liquor store, medical offices, bistro, and restaurant located right downstairs. Whether you're working from home, entertaining guests, gardening on your private patio, or simply taking in the spectacular views, this home offers a lifestyle that is both practical and unique. Rarely does a condo combine this level of accessibility, outdoor space, convenience, and breathtaking views. Book your private showing today and experience everything this exceptio...

Living room 12.17 Ft x 10.92 Ft
Other 14.83 Ft x 14.00 Ft
Primary Bedroom 12.33 Ft x 13.83 Ft
Bedroom 10.50 Ft x 11.58 Ft
Foyer 8.17 Ft x 7.83 Ft

1pc Bathroom 8.00 Ft x 7.08 Ft
2pc Bathroom 7.33 Ft x 7.58 Ft
3pc Bathroom 7.67 Ft x 7.75 Ft
Furnace 3.75 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

https://hollybennett.exprealty.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca