



2505 17 Avenue Calgary Alberta

\$359,900

AMAZING DOWNTOWN VIEWS from this exceptional 7th floor, 2 bedroom, 2 bathroom condo! Built by the Niklas Group in 2011, this CONCRETE, award-winning mixed-use building features commercial units on the first two floors and just 56 residential units on floors 3-9. Unit #708 is east facing and offers phenomenal CITY VIEWS from its impressive 997 sq ft floor plan, the largest floor plan in the building. Enjoy 9' ceilings, floor-to-ceiling windows, CENTRAL AIR CONDITIONING, its own furnace, and an oversized 115 sq ft balcony with a BBQ gas line, and spectacular panoramic city views! Additional highlights include in-suite laundry, heated underground parking with titled stall #101, bike storage rooms, and plenty of underground visitor parking. The sleek, European inspired kitchen features stainless steel appliances including a gas cooktop and built-in oven, contemporary cabinetry, quartz countertops and a convenient breakfast bar. The functional split bedroom floor plan offers exceptional views from every room! The spacious primary bedroom features stunning city views, a walk-through closet and 4-piece ensuite. The bright second bedroom, with corner windows and impressive views, is conveniently located beside the second 4-piece bathroom and also works beautifully as a home office. Ideally located in the heart of Richmond, just steps from restaurants, cafes, shopping, parks and transit, with excellent access to downtown. A rare opportunity to enjoy expansive city views, generous living space and an unbeatable inner-city location. (id:6769)

3pc Bathroom 8.42 Ft x 6.58 Ft

4pc Bathroom 8.17 Ft x 7.92 Ft

Other 20.75 Ft x 6.83 Ft

Bedroom 9.25 Ft x 13.92 Ft

Primary Bedroom 12.00 Ft x 16.67 Ft

Dining room 19.75 Ft x 7.58 Ft

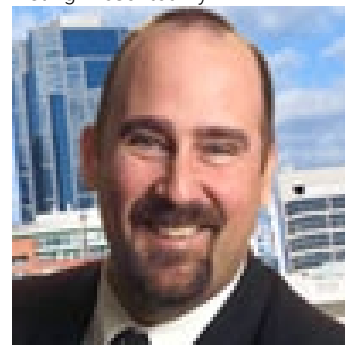
Foyer 12.83 Ft x 9.17 Ft

Kitchen 13.25 Ft x 8.75 Ft

Living room 11.67 Ft x 13.75 Ft

Furnace 4.83 Ft x 2.42 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<https://simonstrydhorst.remax.ca/>

RE/MAX Realty Professionals

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

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