



407 17 Avenue Calgary Alberta

\$599,900

Welcome to this beautifully appointed inner-city home in Mount Pleasant, one of Calgary's most sought-after communities—just a 20-minute walk to the downtown core. Offering over 1,775 sq. ft. of thoughtfully designed living space, this exceptional 3-bedroom home blends modern luxury with everyday comfort. Each spacious bedroom upstairs features its own private ensuite, providing the perfect setup for families, guests, or roommates. The open-concept main floor is designed for both entertaining and daily living, showcasing high ceilings, rich hardwood floors, and a stunning fireplace that creates a warm and inviting atmosphere. The chef-inspired kitchen is finished with quartz countertops, a gas cooktop, and high-end appliances, seamlessly connecting to the bright living and dining areas. Downstairs, the fully developed basement expands your living space with endless possibilities—bedroom + full bath, media room, home gym, or office—plus a large storage room for added convenience. Additional highlights include: Detached single-car garage, Air conditioning, Private front patio with your own entrance, high-end finishes throughout. Enjoy unbeatable access to nearby shops, restaurants, grocery stores, public transit, and schools, all within walking distance. This is inner-city living at its finest—modern comfort, prime location, and exceptional design. Don't miss your opportunity to call Mount Pleasant home. (id:6769)

Bedroom 14.33 Ft x 9.08 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 16.75 Ft x 10.75 Ft

Family room 15.67 Ft x 15.83 Ft

3pc Bathroom .00 Ft x .00 Ft

Storage 5.83 Ft x 8.83 Ft

Furnace 11.00 Ft x 6.00 Ft

Dining room 15.92 Ft x 6.92 Ft

Kitchen 15.00 Ft x 9.92 Ft

Living room 14.83 Ft x 12.83 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 14.50 Ft x 12.58 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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