



# 607 17 Avenue Calgary Alberta

\$389,900

Welcome to this immaculate, move-in ready unit, ideal as a starter home or investment opportunity. Situated on the second floor of a 4-storey low-rise building, this condo prioritizes comfort and convenience with two wall-mounted LG A/C units that also provide additional heating, one in the primary bedroom and one in the living room. The light-filled, open-concept floor plan boasts over 800 sq ft, 9' ceilings and laminate flooring throughout, with south-facing windows in every room radiating natural light throughout. The spacious living room seamlessly flows into the dining area and a modern kitchen that's fully equipped with quartz countertops, stainless steel appliances, full-height cabinets, and a large walk-in pantry. Two bedrooms, one with an ensuite, are positioned on opposite ends of the unit for optimal privacy. An additional full bath with quartz countertops, in-suite laundry, and a large south-facing balcony with a gas line hookup for a BBQ complete the space. The unit also features upgraded California closets in both bedrooms, enhanced lighting, and ceiling fans in the bedrooms and main living + dining area, along with top-down/bottom-up blinds. Amenities include a titled underground heated parking spot, visitor parking, a separate storage locker, bike storage, and an elevator. Located in Mount Pleasant, inner-city living couldn't be any easier. The building is tucked away in a quiet neighbourhood behind 16th surrounded by parks, school, arena, tennis court, and community pool, a short walk away. This prime location is also within walking distance to SAIT, the SAIT LRT Station, and just a 5-minute drive to downtown. You'll also be steps away from 16th Avenue restaurants and shops, bike paths, Prince's Island, and much more! (id:6769)

- 4pc Bathroom 8.00 Ft x 4.92 Ft
- 4pc Bathroom 10.50 Ft x 5.08 Ft
- Bedroom 14.92 Ft x 9.50 Ft
- Dining room 12.83 Ft x 11.50 Ft

- Kitchen 8.00 Ft x 12.08 Ft
- Living room 11.50 Ft x 11.50 Ft
- Primary Bedroom 12.00 Ft x 10.50 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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