



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

802, 2505 17 Avenue SW
Calgary, Alberta

MLS # A2298172



\$379,500

Division:	Richmond		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	911 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 770
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	C-COR1 f4.74h32
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

Experience refined inner-city living in this beautifully appointed 2 bedroom condo offering floor to ceiling windows and SPECTACULAR west-facing MOUNTAIN views! Designed with a sleek contemporary aesthetic, this home features quartz countertops, stainless steel appliances, CENTRAL A/C, and convenient in-suite laundry which is BRAND NEW! The thoughtfully designed layout places the two bedrooms on opposite sides of the spacious living area, ideal for privacy, guests, roommates, or a home office setup. The primary suite is a true retreat, complete with a generous walk-through closet and a large ensuite bathroom featuring a deep soaker tub and separate glass shower. Step outside to the well-sized balcony equipped with a gas BBQ line which is perfect for summer evenings while taking in the views! Complete with an oversized titled stall in the heated underground parkade and visitor parking, this is an exceptional opportunity for professionals, downsizers, or investors seeking style, convenience, and value in one of Calgary's most walkable urban communities.