



GRASSROOTS
REALTY GROUP

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806, 2505 17 Avenue SW
Calgary, Alberta

MLS # A2309012



\$309,000

Division:	Richmond		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	650 sq.ft.	Age:	2011 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air

Floors: Ceramic Tile, Hardwood

Roof: -

Basement: -

Exterior: Concrete, Metal Siding , Stucco

Foundation: -

Features: Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters

Water: -

Sewer: -

Condo Fee: \$ 555

LLD: -

Zoning: C-COR1 f4.74h32

Utilities: -

Inclusions: Shelving in storage area, Build in cabinets in living room, TV Mount in living room

Are you looking for bright air-conditioned condo with stunning views? What about with calming neutral colours and an open floorplan? Perched high up minutes from downtown and set alongside the iconic 17th Avenue, this 1 bedroom/1 bathroom home with designer updates is picture perfect and offers true lock and go lifestyle. Whether you are looking for your first home, rightsizing your life or perhaps are looking for an affordable rental property with close proximity to the inner city and Mount Royal University – this one checks all the boxes. The functional kitchen has gleaming quartz counters and a built-in appliance package that includes Blomberg dishwasher and panelled refrigerator, AEG gas cooktop and built in oven, with an eat up island. The south facing orientation allows for sun to flow into the already bright space, and the living room hosts a designer feature wall with panelled accent, built in storage and chic wallpaper. Step out onto the sunny south facing balcony, you have your choice of stunning views. To the east, the downtown skyline and sunrises. To the west, sunsets and the incredible Rocky Mountains. Invite your friends over to watch unobstructed Stampede Fireworks and electric storms in the summer and spend your summer evenings sipping a libation of your choice and recharging from your day (did I mention there is a liquor store in the building too?). Wake up to the morning sun rested in your owners retreat and prepare for the day in the beautiful bathroom. Offering plenty of storage and counter space, the washroom has a large glass shower and a separate soaker tub – perfect to relax after a long day. This home has insuite laundry and plenty of built in shelving in the pantry/storage area, plus a titled secure parking space. The central location allows for a quick walk to the C-Train and is steps from 2 different off leash dog parks,

plus easy access to Crowchild and transit. The Shaganappi community association offers an affordable membership, and unleashes fabulous amenities year-round, including a rentable community hall, tennis courts, basketball and ice skating during those darn winter months. One of the most hidden gems of the community is the babbling brook that runs through Shaganappi Park set low in the charming forest and takes you out of the city life – even more a few minutes. Step downstairs to enjoy a gourmet meal at Cassis Bistro, or grab dinner to go at Village Flatbread Co. Be right in the action but away from the chaos. Book a private showing with your trusted agent before She Gon’squo;