



1, 415 17 Avenue NW  
Calgary, Alberta

MLS # A2319485



**\$599,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Level, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 210
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Double Vanity, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Wall-Mounted Bathroom Mirrors, In-Ceiling Speaker System, Front Garden/Flower Bed

\*\*\* OPEN HOUSE: SATURDAY, JUNE 13 from 11:00AM-1:00PM! \*\*\* WOW! Welcome to this exceptional front-corner-unit townhouse in the highly sought-after inner-city community of Mount Pleasant. Perfectly positioned on a beautiful tree-lined street, this immaculate street-facing residence offers 1,875 square feet of thoughtfully designed living space, featuring 3 spacious bedrooms, 3.5 spa-inspired bathrooms, and a single detached garage. Flooded with natural light from its desirable northwest exposure and expansive windows, the open-concept floor plan seamlessly blends comfort and modern style. The stunning kitchen showcases bright white floor-to-ceiling cabinetry, quartz countertops, and top-of-the-line stainless steel appliances (including a gas stove and fridge with water/ice functionality). Other premium upgrades include a natural gas fireplace (with limestone surround), 9-foot flat-texture ceilings, engineered hickory hardwood, tile and plush carpet flooring, in-ceiling speaker system, designer lighting, and a top-tier window covering package (Hunter Douglas). Upstairs, two luxurious primary retreats each offer their own walk-in closets and incredible private ensuites. Convenient upper-level laundry enhances everyday living. Enjoy outdoor entertaining on the inviting front porch complete with a gas BBQ line and raised garden/flower bed. Located just minutes from downtown and close to parks, schools, shopping, dining, and transit, this is a rare opportunity to own a beautifully appointed home in one of Calgary's most desirable communities. Call now!