



**GRASSROOTS**  
REALTY GROUP

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607, 2505 17 Avenue SW  
Calgary, Alberta

MLS # A2322486



**\$365,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	799 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Electric Gate, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 774
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	C-COR1 f4.74h32
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Paid, Electricity Paid For, Garbage Collec
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Storage		

**Inclusions:** Built-in Hoodfan, Gas Cooktop, Built-in Oven, Built-in Microwave, Built-in Refrigerator, Dishwasher, Stacked Washer/Dryer, Blinds, A/C, Attached Shelves, Building Key(s) & Fob(s), Parkade Door Opener, Unit Key(s), Mailbox Key(s), Visitor Parking Pass

Wake up to panoramic downtown Calgary views, including the iconic Calgary Tower, from this beautifully refreshed 2-bedroom condo in The Casel. Located on the 6th floor of this sought-after concrete building, this move-in-ready home offers nearly 800 sq. ft. of thoughtfully designed living space, floor-to-ceiling windows, central air conditioning, titled underground parking, and one of the most impressive skyline views available at this price point. Freshly cleaned and painted, featuring brand-new carpet, and available for immediate possession, this is a rare opportunity to own a unit in one of Calgary's most recognizable boutique condominium buildings. The open-concept layout is designed for both everyday living and entertaining, with a spacious living and dining area positioned to maximize natural light and city views. The contemporary kitchen features quartz countertops, sleek cabinetry, built-in European appliances, a gas cooktop, generous storage, and a large island that serves as the heart of the home. The spacious primary bedroom enjoys beautiful natural light and skyline views, while the second bedroom offers flexibility for guests, a roommate, a home office, or additional living space. A well-appointed 4-piece bathroom, in-suite laundry, and additional storage complete the interior. Beyond the unit itself, The Casel offers a lifestyle that is difficult to replicate. Residents enjoy concrete construction, elevator access, secure underground parking, and street-level amenities just steps from their front door, including Cassis Bistro, Village Flatbread, a barbershop, and a Liquor Store. The condo fees include electricity, heat, water, sewer, trash removal, professional management, reserve fund contributions, and maintenance of common areas, helping simplify day-to-day ownership. Visitor parking is conveniently available nearby in the Indigo lot and on

surrounding streets. One of this home's greatest advantages is its exceptional connectivity. Located just off 17th Avenue SW and moments from Crowchild Trail, you're minutes to downtown, Mount Royal University, shopping, restaurants, parks, pathways, and public transit, while enjoying quick access to Calgary's north, south, west side, and the Rocky Mountains. Whether you're a first-time buyer, professional, downsizer, investor, or simply searching for a lock-and-leave lifestyle with breathtaking views and unbeatable convenience, this home delivers a combination of location, lifestyle, and value that is increasingly difficult to find in today's market.