



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

205, 605 17 Avenue NW
Calgary, Alberta

MLS # A2326171



\$349,900

Division:	Mount Pleasant		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	918 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 716
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

PRIME INNER-CITY LOCATION IN MOUNT PLEASANT!! 2 BEDROOMS + 2 BATHROOMS!! TITLED UNDERGROUND PARKING!! 2 BALCONIES!! MINUTES TO DOWNTOWN, SAIT & UNIVERSITY OF CALGARY!! EASY ACCESS TO HIGHWAY 16!! Welcome to this bright and well-maintained condo in the highly desirable community of Mount Pleasant! The open-concept layout welcomes you with a spacious living room featuring large windows that fill the space with natural light and provide direct access to one of the two private balconies. The kitchen offers ample cabinetry, a pantry, and plenty of counter space for everyday living. The primary bedroom features its own private balcony, a walk-in closet, and a 5PC ENSUITE. The second bedroom is well-sized and is conveniently located near the 4PC BATHROOM. In-suite laundry adds everyday convenience, while the TITLED UNDERGROUND PARKING STALL provides secure year-round parking. Enjoy the unique advantage of two balconies facing different directions, offering multiple outdoor spaces to relax throughout the day. Located in an unbeatable inner-city location, you're just 10 minutes from Downtown Calgary with quick access to Highway 16. Close to SAIT, the University of Calgary, Foothills Medical Centre, restaurants, grocery stores, shopping, transit, parks, and countless other amenities. GREAT OPPORTUNITY FOR FIRST-TIME BUYERS, INVESTORS, OR ANYONE LOOKING FOR THE CONVENIENCE OF INNER-CITY LIVING!!