



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

403, 607 17 Avenue NW
Calgary, Alberta

MLS # A2331027



\$339,900

Division:	Mount Pleasant		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 659
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	None		

Looking for a modern 2 bedroom apartment in Mount Pleasant with exceptional access to SAIT, the University of Calgary, and downtown Calgary? Welcome to #403, 607 17 Avenue NW, a bright top floor corner unit offering over 800 square feet of thoughtfully designed living space, abundant natural light, and the added value of heat and electricity included. Welcome to #403, 607 17 Avenue NW, a beautifully maintained top floor corner unit located in the highly desirable inner city community of Mount Pleasant. Built in 2015, this bright and inviting apartment offers over 800 square feet of well designed living space featuring 2 spacious bedrooms and 2 full bathrooms, creating an ideal layout for professionals, students, first time buyers, roommates, or investors. The sought after north and west exposure allows natural light to pour through the large windows, creating a warm and welcoming atmosphere throughout the home. The open concept kitchen, dining, and living areas provide a comfortable space for everyday living, entertaining friends, or simply relaxing at the end of the day. Heat and electricity are included, adding exceptional value and convenience to your monthly expenses. Additional highlights include a titled underground parking stall in a premium spot closest to the elevator - separated from adjoining/adjacent stalls and an assigned storage locker, providing secure parking and extra space for seasonal items and recreational gear. Perfectly positioned just minutes from 16 Avenue, SAIT, the University of Calgary, Confederation Park, downtown Calgary, public transit, shopping, restaurants, cafés, and major commuter routes, this location makes it easy to enjoy everything the city has to offer. Whether you're searching for your first home, a low maintenance lifestyle, or an excellent investment opportunity in one of Calgary's most established neighbourhoods, this

move in ready Mount Pleasant home is one you won't want to miss.