



GRASSROOTS
REALTY GROUP

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304, 607 17 Avenue NW
Calgary, Alberta

MLS # A2334055



\$294,000

Division:	Mount Pleasant		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	590 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	Blinds
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Bright, open, and move-in ready, this third-floor 1-bedroom + 1.5-bath condo with a down town view and lives larger than its footprint, with big windows, and contemporary finishing. The kitchen is well-appointed with quartz countertops, stainless steel appliances, while the primary bedroom offers a walk-in closet and private 4-piece ensuite. A guest half bath, in-suite laundry, titled underground parking, and a separate storage locker complete the home. The location keeps you close to it all—minutes to SAIT, U of C, Foothills Hospital, and downtown, with cafés, restaurants, shopping, and fitness studios at your door. A short commute and a big lifestyle. Book your private showing today.