

**403, 607 17 Avenue NW**  
**Calgary, Alberta**

**MLS # A2249279**



**\$374,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	815 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		
<b>Heating:</b>	Baseboard, Natural Gas		
<b>Floors:</b>	Ceramic Tile, Laminate		
<b>Roof:</b>	-		
<b>Basement:</b>	-		
<b>Exterior:</b>	Brick, Concrete, Stucco		
<b>Foundation:</b>	-		
<b>Features:</b>	Walk-In Closet(s)		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 617		
<b>LLD:</b>	-		
<b>Zoning:</b>	m-c2		
<b>Utilities:</b>	Cable, Heating Paid For, Phone, Water Paid For		

**Inclusions:** None

OPEN HOUSE sATURDAY 1-3;30. QUICK POSSESSION !! TOP FLOOR CORNER UNIT. LOCATION, LOCATION, LOCATION. This well maintained 2 bedroom, 2 bathroom unit is located close to shopping, SAIT, Foothills Hospital and the U of Calgary. It also provides easy access to downtown Calgary. Other features are a walk in closet and ensuite bathroom off the primary bedroom, a decent sized balcony with beautiful views of Mount Pleasant and a gas line hookup for your barbecue and one TITLED Parking stall. There is also underground guest parking available. Included in the condo fees are heat and water. This home is perfect for anyone wishing to experience an inner city lifestyle.