

**407, 2505 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2257062**



## \$379,500

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	798 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 719
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	C-COR1 f4.74h32
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Wired for Data		

**Inclusions:** All furniture negotiable (bed, pull out couch, sofa, chair, bar stools, crockery, utensils, small appliances (kettle, etc)).

For more information, please click the "More Information" button. Want to live close to downtown, tons of greenspace, rec centre, C-train and public transportation, places to eat and still avoid the noise, then this is the place for you. Situated off trendy 17 Ave, this solid concrete highrise is relatively new, built with comfort and style. Interior French designs and European appliances, this 2 bedroom unit boasts a quiet interior with floor to ceiling windows, air conditioning and phenomenal views of the Calgary downtown skyline in one direction and mountains in the other. This premium unit also comes with valuable extras, including a heated underground parking stall, a secure storage unit, and dedicated bike storage. Enjoy in-suite laundry and a smartly designed layout that maximizes every inch of space, central air conditioning and the availability of fiber optic data.