

**802, 2505 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2298172**



**\$379,500**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	911 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 770
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Stucco	<b>Zoning:</b>	C-COR1 f4.74h32
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** NA

Experience refined inner-city living in this beautifully appointed 2 bedroom condo offering floor to ceiling windows and SPECTACULAR west-facing MOUNTAIN views! Designed with a sleek contemporary aesthetic, this home features quartz countertops, stainless steel appliances, CENTRAL A/C, and convenient in-suite laundry which is BRAND NEW! The thoughtfully designed layout places the two bedrooms on opposite sides of the spacious living area, ideal for privacy, guests, roommates, or a home office setup. The primary suite is a true retreat, complete with a generous walk-through closet and a large ensuite bathroom featuring a deep soaker tub and separate glass shower. Step outside to the well-sized balcony equipped with a gas BBQ line which is perfect for summer evenings while taking in the views! Complete with an oversized titled stall in the heated underground parkade and visitor parking, this is an exceptional opportunity for professionals, downsizers, or investors seeking style, convenience, and value in one of Calgary's most walkable urban communities.