

403, 2505 17 Avenue SW
Calgary, Alberta

MLS # A2308893



\$319,000

Division:	Richmond		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	769 sq.ft.	Age:	2011 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Off Street, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 647
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	C-COR1 f4.74h32
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s)

Inclusions: TV Mounts x 2 (Primary, Living Room), *ALL* Furniture Negotiable

Gorgeous Style! Great Location! Incredible Opportunity!! This contemporary Casel condo is sure to impress!! Whether you're searching for sophisticated inner-city living, or a turn key investment opportunity, this remarkable Richmond residence checks every box. Positively illuminated with natural light, the expanse of floor-to-ceiling windows highlights open concept design and showcases the exceptional living space! Modern wide plank laminate, bright neutral paint colours (recently refreshed and repainted top to bottom), and upgraded finishings carry throughout. The gourmet kitchen is well appointed and features brand new tile flooring, contemporary cabinetry, stylish quartz counters, and high end, built-in/stainless steel appliances. The primary bedroom is generous in both size and storage space; with large walk-in closet, and built-in shelving systems. The main 4 piece bath has been fit and finished with stunning stone counters, and spa-like features, including separate glass shower and deep soaker tub. With added flex space, and the convenience of in-suite laundry (newer, upgraded washer/dryer) this condo is as functional as it is beautiful. The sprawling north west balcony (incl. BBQ gas line) is the perfect place to relax and unwind; drenched in afternoon sun, capturing picturesque city, and partial mountain views. This condo is move-in ready, pet-friendly, and has been thoughtfully equipped with central A/C. Complete with 1 titled parking space in the heated underground parkade; host to available bike storage, and ample visitor parking. Located just steps away from an array of businesses, bistros, shopping, and more (some right within the building) and many other great amenities; including parks, pathways, and public transportation, this well-managed building is perfect for long or short-term investment and leaves little left to do but move in (or rent

out) and enjoy!!