202, 607 17 Avenue NW Calgary, Alberta

\$285,000

Mount Pleasant

	Туре:	Residential/Low Rise (2-4 stories)					
		Style:	Apartment-Single Level Unit				
	TA A A	Size:	575 sq.ft.	A	lge:	2015 (10 yrs old)	
		Beds:	1	В	aths:	1 full / 1 half	
		Garage:	Garage Door Opener, Heated Garage, Stall, Titled, Underground				
		Lot Size:	-				
	V	Lot Feat:	-				
Heating:	Baseboard		Wa	ter:	-		
Heating: Floors:	Baseboard Ceramic Tile, Vinyl			ter: wer:	-		
			Sev		- - \$ 441		
Floors:			Sev	wer: ndo Fee:	-		
Floors: Roof:			Sev Co LLI	wer: ndo Fee:	-		
Floors: Roof: Basement:	Ceramic Tile, Vinyl - -		Sev Co LLI Zo	wer: ndo Fee: D:	- \$ 441 -		

Division:

Inclusions: N/A

Experience sophisticated urban living in this beautifully upgraded 1-bedroom condo, nestled in the highly desirable Mount Pleasant community. This residence has benefited from numerous high-end upgrades over the past five years, presenting a modern and meticulously appointed living space. It offers a smart floor plan with a practical two-piece powder room and a spacious four-piece ensuite bathroom. Step out onto your large deck, which peacefully overlooks a quiet street and is equipped with a natural gas BBQ outlet & ndash; ideal for outdoor enjoyment. Your comfort is assured with one heated and titled underground parking stall and an individual assigned storage unit. Enjoy unparalleled convenience with all amenities at your fingertips, including easy walking access to SAIT, as well as a diverse array of local favourites such as Earls, Tim Hortons, Starbucks, charming cafes, and inviting pubs. This home offers a perfect blend of tranquility, contemporary style, and vibrant inner-city access.

780-814-9482 hello@danielcram.ca



MLS # A2234343