

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

MLS # A2249279



\$409,900

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

Inclusions: None

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.