

# \$275,000 - 404, 607 17 Avenue Nw, Calgary

MLS® #A2238612

## \$275,000

1 Bedroom, 2.00 Bathroom, 567 sqft  
Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

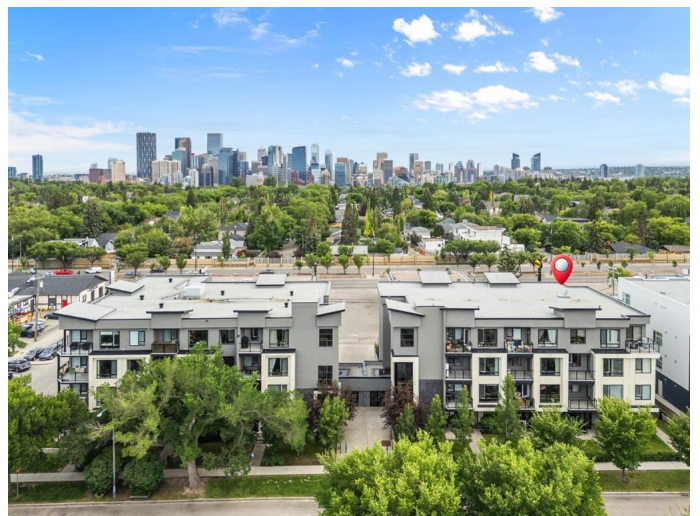
Welcome to this stylish and spacious 1 bedroom, 1.5 bathroom top-floor end unit, ideally located in the vibrant inner-city community of Mount Pleasant. Offering an open-concept floor plan and modern finishes throughout, this home is perfect for first-time buyers, investors, or those looking to downsize without compromising on comfort or convenience.

Enjoy year-round comfort with air conditioning and a bright, airy living space filled with natural light from large windows. The generously sized living room opens to a south-facing balcony complete with a built-in gas line—perfect for summer barbecues while taking in stunning downtown views.

The well-appointed kitchen features stainless steel appliances, quartz countertops, an abundance of cabinetry, and a spacious breakfast bar—ideal for entertaining or casual dining.

The large bedroom offers plenty of space and privacy, complete with a 4-piece ensuite bathroom. A convenient half bath is perfect for guests.

Additional features include heated underground parking, an assigned storage locker, and in-suite laundry. Just steps from SAIT, a block from 16th Ave, and within walking distance to North Hill Mall, transit,



parks, and moreâ€”youâ€™ll love the unbeatable location.

Donâ€™t miss this opportunity to live in one of Calgaryâ€™s most desirable inner-city communities!

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2238612          |
| Price          | \$275,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 567               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 404, 607 17 Avenue Nw |
| Subdivision | Mount Pleasant        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2M 0N6               |

**Amenities**

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                    |
| Parking        | Heated Garage, Secured, Titled, Underground                                          |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, No Smoking Home, Open Floorplan, Quartz Counters, Storage   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | Central Air                                                                                   |
| # of Stories      | 4                                                                                             |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 12              |
| Zoning         | M-C2            |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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