

\$399,999 - 205, 607 17 Avenue Nw, Calgary

MLS® #A2253428

\$399,999

2 Bedroom, 2.00 Bathroom, 817 sqft

Residential on 0.00 Acres

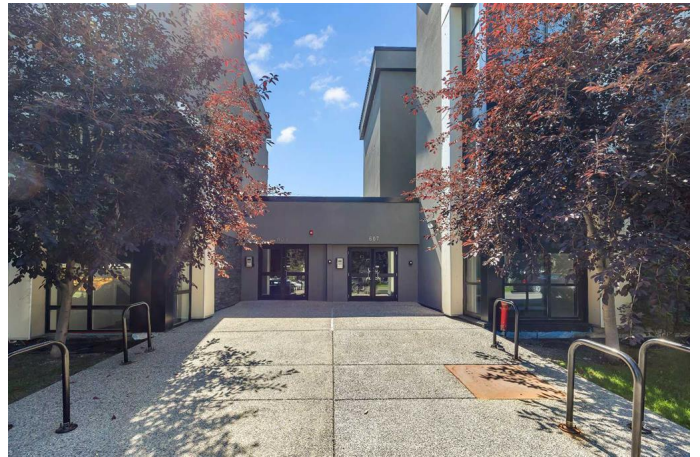
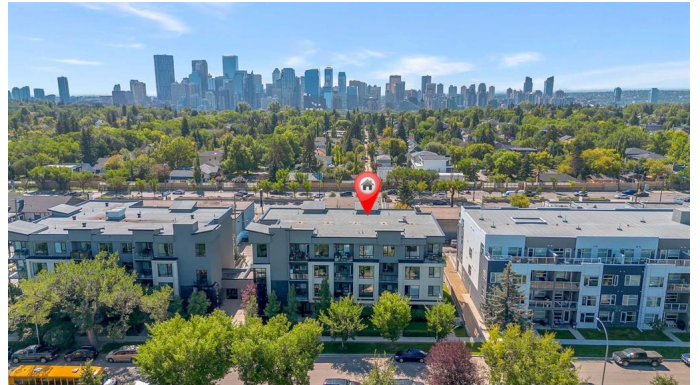
Mount Pleasant, Calgary, Alberta

FIRST-TIME HOME BUYER & INVESTOR ALERT!

Welcome to this immaculate, move-in-ready 2 bed/2 bath condo in the highly sought-after inner-city community of Mount Pleasant. Perfect as a starter home or investment, this unit sits on the second floor of a quiet 4-storey low-rise building and offers over 800 sq. ft. of bright, open-concept living with 9'™ ceilings, laminate flooring, and south-facing windows in every room.

The modern kitchen features quartz countertops, stainless steel appliances, full-height cabinets, and a spacious walk-in pantry, while the dining and living areas flow seamlessly onto a large south-facing balcony with BBQ gas hookup. The two bedrooms are located on opposite sides of the unit for privacy, including a primary with ensuite and upgraded California closets. Additional features include two LG wall-mounted A/C units, enhanced lighting, ceiling fans, in-suite laundry, and custom top-down/bottom-up blinds.

This unit comes with titled underground heated parking, assigned storage locker, bike storage, visitor parking, and elevator access. The building is tucked into a quiet residential area just off 16th Ave, steps from Crescent Heights with stunning downtown high-rise views, parks, and schools. You'll also enjoy being within walking distance to SAIT, LRT, shopping, and restaurants, with Foothills Hospital and the University of Calgary just a short drive away,



and only 5 minutes to downtown.
Youâ€™ll love the unobstructed city views,
abundant natural light, and versatile
layoutâ€”ideal for roommates or rental income.
With countless perks and an unbeatable
location, this condo is a must-see!

Built in 2015

Essential Information

MLS® #	A2253428
Price	\$399,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	817
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	205, 607 17 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0N6

Amenities

Amenities	Bicycle Storage, Clubhouse, Elevator(s), Park, Parking, Playground, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground, Titled

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Pantry, Quartz Counters,
-------------------	--

	See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Central
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, Garden, Lighting, Playground, Private Entrance, Barbecue, Dog Run
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	8
Zoning	M-C2

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.