

\$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 | 9 |
| Zoning | M-C2 |

Listing Details

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

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