

# \$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	Parking, Secured Parking, Snow Removal, Visitor Parking, Elevator(s), Storage, Trash
Parking Spaces	1
Parking	Heated Garage, Underground, Secured, Titled

**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	19
Zoning	M-C2

## Listing Details

Listing Office	The Real Estate District
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