

\$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	2
Zoning	M-C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.