304 607 17 Avenue NW

Calgary | Active | MLS® A2334055

$274,004









Bedrooms	Bathrooms	Year Built	Living area
1	**2**	**2015**	**590 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Bright, open, and move-in ready, this third-floor 1-bedroom + 1.5-bath condo with a down town view and lives larger than its footprint, with big windows, and contemporary finishing. The kitchen is well-appointed with quartz countertops, stainless steel appliances, while the primary bedroom offers a walk-in closet and private 4-piece ensuite. A guest half bath, in-suite laundry, titled underground parking, and a separate storage locker complete the home. The location keeps you close to it all-minutes to SAIT, U of C, Foothills Hospital, and downtown, with cafés, restaurants, shopping, and fitness studios at your door. A short commute and a big lifestyle. Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334055
Bedrooms	1
Bathrooms	2
Year Built	2015
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	590 sq. ft.
Main Level Finished Area:	590 sq. ft.
Condo Fee:	$492.27
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Security, Snow Removal, Trash, Water

Acreage:	No
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2015 (Age: 11)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	1510917
Heating:	Baseboard
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No

Garage Spaces:	1
Parking:	Parkade, Titled
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Mount Pleasant (Calgary)
Amenities:	Elevator(s)
Appliances:	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Inclusions:	Blinds
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Living/Dining Room Combination · 15'11" × 12'6" ·
Main Floor	Kitchen · 9'4" × 7'11" ·
Main Floor	Bedroom - Primary · 13'4" × 10'7" ·
Main Floor	Laundry · 6'7" × 3' ·
Main Floor	Foyer · 5'6" × 4' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s)
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Aug 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-607-17-avenue-nw-calgary-a2334055/

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