# \$399,900 - 407, 2505 17 Avenue Sw, Calgary

MLS® #A2167101

#### \$399,900

2 Bedroom, 1.00 Bathroom, 798 sqft Residential on 0.00 Acres

Richmond, Calgary, Alberta

Experience breathtaking views, an unbeatable location, and modern luxury living in this stunning, sound-proofed (concrete) building with 9-foot ceilings. This spacious 2-bedroom unit offers incredible unobstructed downtown views through its floor-to-ceiling windows.

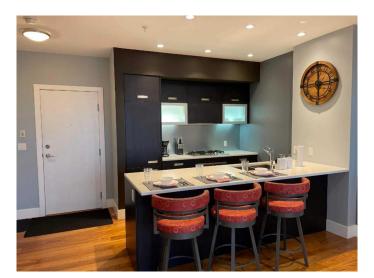
Perfect for investors, this unit is set up for short-term stays (minimum 1 month) and features a creative contemporary design. It comes fully furnished with a long-term tenant in place, smart TV, linens, crockery, small appliances, and tasteful wall decor.

Enjoy fireworks during Stampede and New Year's Eve from your 8' x 16' balcony. Both bedrooms provide stunning sunrises and exhilarating nighttime skyline views.

The open-concept living space, featuring hardwood floors, is ideal for entertaining. The chef's kitchen boasts sleek quartz countertops, European-inspired cabinets, upgraded stainless steel appliances, under-cabinet lighting, and a spacious breakfast barâ€"sure to impress friends and family.

Additional features include laundry and storage space, individual furnace and air conditioning controls, one titled underground heated parking stall, and secured bike storage.

Located near Crowchild Trail, 17th Ave SW,







and downtown, you'II have easy access to shopping at Westbrook Mall, the LRT, and a variety of amenities. The first two floors of the building house commercial spaces, including Village Flatbread, True Gents Barbershop, Red Rock Ophthalmology, and Velo Cafe.

Don't miss the opportunity to see this exceptional unitâ€"perfect for your new home or as an investment property.

Built in 2011

### **Essential Information**

| MLS® #         | A2167101       |
|----------------|----------------|
| Price          | \$399,900      |
| Bedrooms       | 2              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 798            |
| Acres          | 0.00           |
| Year Built     | 2011           |
| Туре           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### **Community Information**

| Address     | 407, 2505 17 Avenue Sw |
|-------------|------------------------|
| Subdivision | Richmond               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E7V3                 |

### Amenities

| Amenities      | Bicycle Storage, Elevator(s), Parking |
|----------------|---------------------------------------|
| Parking Spaces | 1                                     |
| Parking        | Parkade, Stall, Titled, Underground   |

| 1   |
|---|
|   |
| Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub           |
| Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Forced Air, Natural Gas   |
| Sep. HVAC Units   |
| 9   |
|   |

## Exterior

| Exterior Features | Balcony                |
|-------------------|------------------------|
| Construction      | Concrete, Metal Siding |

### **Additional Information**

| Date Listed    | September 20th, 2024 |
|----------------|----------------------|
| Days on Market | 214                  |
| Zoning         | C-COR1 f4.74h32      |

# **Listing Details**

Listing Office First Place Realty

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.