

407, 2505 17 Avenue SW  
Calgary, Alberta

MLS # A2167101



## \$425,500

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	798 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 709

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Metal Siding

**Zoning:** C-COR1 f4.74h32

**Foundation:** -

**Utilities:** -

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub

**Inclusions:** Furniture negotiable

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 bar—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'll 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 unit—perfect for your new home or as an investment property.