

# \$409,000 - 401, 2505 17 Avenue Sw, Calgary

MLS® #A2198689

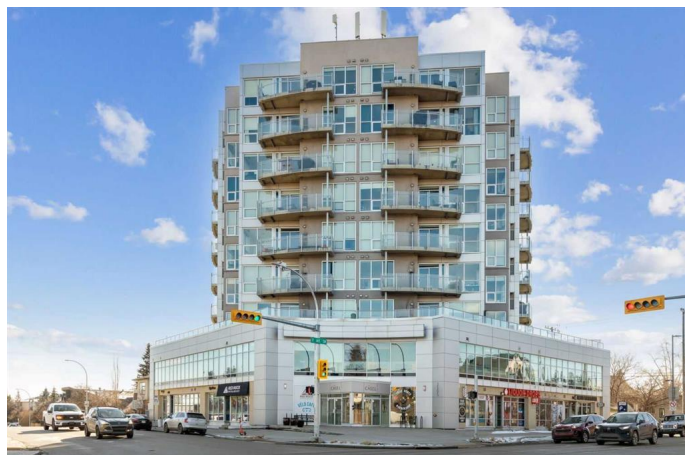
**\$409,000**

2 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.00 Acres

Richmond, Calgary, Alberta

Welcome to this stunning, sleek, and modern condo offering an open-concept design perfect for contemporary living. The beautiful kitchen is a chef's dream, featuring stainless steel appliances, gas cooktop and built-in gas oven, quartz countertops, sleek cabinetry, and modern fixtures, all highlighted by a large kitchen island ideal for entertaining. The spacious dining area flows seamlessly into the living room, where you'll be surrounded by floor-to-ceiling windows that allow natural light to flood the space and offer stunning views. The building itself is built with quiet rock noise-reduction technology and constructed from concrete for a quiet living experience. The large master suite is a true retreat, complete with a walk through closet and a luxurious ensuite featuring a stand-up shower and deep soaker tub. The second bedroom offers a bright, airy space with two walls of windows, making it the perfect room for guests, a roommate, or a home office. Additional features include titled underground parking, in-suite laundry with new washer and dryer, and a generous-sized balcony with North and downtown views, plus a natural gas line for your BBQ. Enjoy the convenience of having a French bistro, café, and wine store just steps from your door. This condo is located in a prime area, only minutes from downtown and the vibrant shops and restaurants along 17th Avenue. With all utilities, except electricity, included in the condo fees and the added benefit of individual



furnace and air cooling units in each suite, this is a true gem that combines luxury, comfort, and convenience.

Built in 2011

### **Essential Information**

MLS® #	A2198689
Price	\$409,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	401, 2505 17 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7V3

### **Amenities**

Amenities	Elevator(s), Snow Removal, Trash
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s), Breakfast Bar, Closet Organizers, No Smoking Home, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Window Coverings, Built-In Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas

Cooling	Central Air
# of Stories	9

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	172
Zoning	C-COR1 f4.74h32

## Listing Details

Listing Office	eXp Realty
----------------	------------

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