

# \$415,900 - 407, 2505 17 Avenue Sw, Calgary

MLS® #A2167101

**\$415,900**

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 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, youâ€™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.

Donâ€™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	\$415,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	798
Acres	0.00
Year Built	2011
Type	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

# of Garages 1

### **Interior**

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

Appliances Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling Sep. HVAC Units

# of Stories 9

### **Exterior**

Exterior Features Balcony

Construction Concrete, Metal Siding

### **Additional Information**

Date Listed September 20th, 2024

Days on Market 196

Zoning C-COR1 f4.74h32

### **Listing Details**

Listing Office First Place Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.