

**801, 2505 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2213128**



**\$429,900**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 835
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	C-COR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Open Floorplan, Stone Counters		

**Inclusions:** Built-in coffee machine

This stunning corner unit is located in the Case! Not only does it have a customized and unique floorplan, it also has gorgeous city and river valley views! 2 good sized bedrooms and 2 full baths! Great open floorplan for entertaining! The gourmet kitchen is a chef's dream, featuring custom cabinetry with an abundance of built-in storage, including swivel pull-out racks. Brazilian walnut hardwood floors throughout and numerous high-end finishes, plus a stainless steel appliance package, and hidden storage space including swivel pull-out racking. The second bedroom/den is versatile, equipped with a built-in Murphy bed and a mounted desk, making it ideal for guests or a home office. Walk to any amenities you may need! with Cassis bistro, a wine boutique and barber all located on the building's main floor. Heated and titled underground parking stall. Come check this one out today!