

706, 2505 17 Avenue SW
Calgary, Alberta

MLS # A2172305



\$299,900

Division:	Richmond		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	632 sq.ft.	Age:	2011 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Paved, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Ceramic Tile, Hardwood

Sewer: -

Roof: Rubber

Condo Fee: \$ 524

Basement: -

LLD: -

Exterior: Concrete

Zoning: C-COR1

Foundation: -

Utilities: -

Features: Breakfast Bar, Elevator, No Animal Home, No Smoking Home, Quartz Counters

Inclusions: n/a

Welcome to an exquisite apartment on the 7th floor of the highly sought-after Casel building! Prepare to be captivated by breathtaking city and downtown views through the expansive, floor-to-ceiling, east-facing windows. Start your day with a peaceful sunrise while sipping coffee on your private balcony. The elegant kitchen features a built-in fridge and freezer, stainless steel appliances including a built-in oven, gas range, dishwasher, microwave, and hood fan. It overlooks spacious quartz countertops and a convenient breakfast bar. Upscale finishes such as hardwood floors throughout, soft-close cabinetry, custom wall storage, and sleek roller blinds add to the apartment's sophisticated charm. The in-suite laundry and additional modern touches enhance your living experience. Unwind in the generously sized master bedroom, offering stunning downtown vistas through its floor-to-ceiling windows, or indulge in the luxurious spa bathroom, complete with a separate soaker tub and shower. The building provides secure underground parking and convenient amenities in the lobby, including a grocery store, barber shop, high end wine store, and the renowned Cassis Bistro. Book your private tour today! Will not last long!