

# \$630,000 - 2, 415 17 Avenue Nw, Calgary

MLS® #A2207785

**\$630,000**

3 Bedroom, 4.00 Bathroom, 1,431 sqft  
Residential on 0.00 Acres

Mount Pleasant, Calgary, Alberta

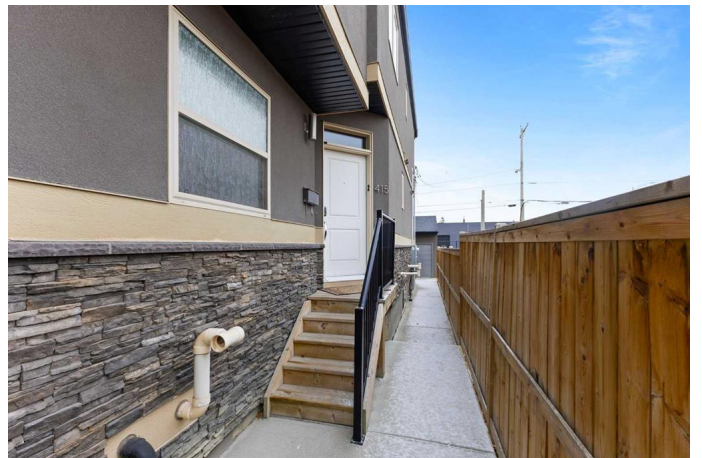
Welcome to 415 17 Avenue NW—an exceptionally well-designed home just minutes from downtown Calgary. This beautifully maintained property offers 3 bedrooms, 3.5 bathrooms, and over 2,400 sq ft of total living space across three finished levels.

The OPEN-CONCEPT main floor is warm and inviting, featuring a chef-inspired kitchen with stainless steel appliances, quartz countertops, and a large island perfect for hosting. The spacious living room is centered around a feature stone fireplace and flows effortlessly to the bright dining area. Upstairs, the primary retreat boasts a double vanity ensuite, large windows, and a walk-in closet, while two additional bedrooms and a full bathroom complete the upper level.

The DEVELOPED BASEMENT provides even more flexibility with a large rec room, additional full bath, and room for a home gym, office, or guest space. Step outside to an EXTENDED PRIVATE DECK, perfect for summer BBQs and entertaining.

Located in the desirable inner-city community of Mount Pleasant, you're walking distance to restaurants, cafés, Confederation Park, schools, and transit—with downtown Calgary just minutes away.

This home checks every box for style, comfort, and convenience. Don't miss your



opportunity to live in one of Calgary's most vibrant locations!

Built in 2014

### Essential Information

MLS® #	A2207785
Price	\$630,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,431
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	2, 415 17 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0N2

### Amenities

Amenities	Secured Parking
Parking Spaces	1
Parking	Alley Access, Single Garage Detached
# of Garages	1

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Gas Stove, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	M-C2

### **Listing Details**

Listing Office	eXp Realty
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