

\$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

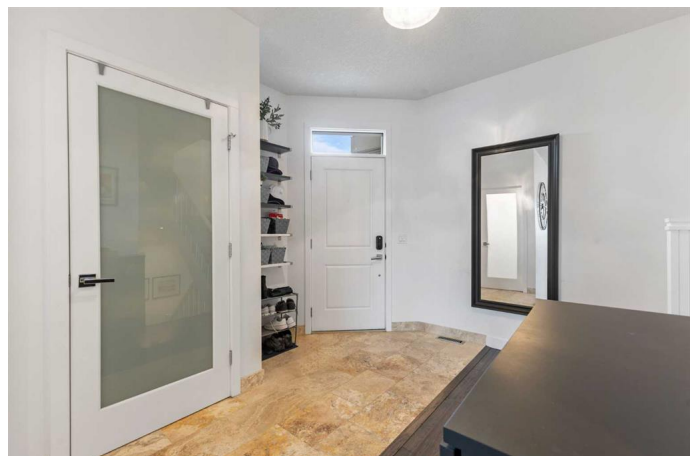
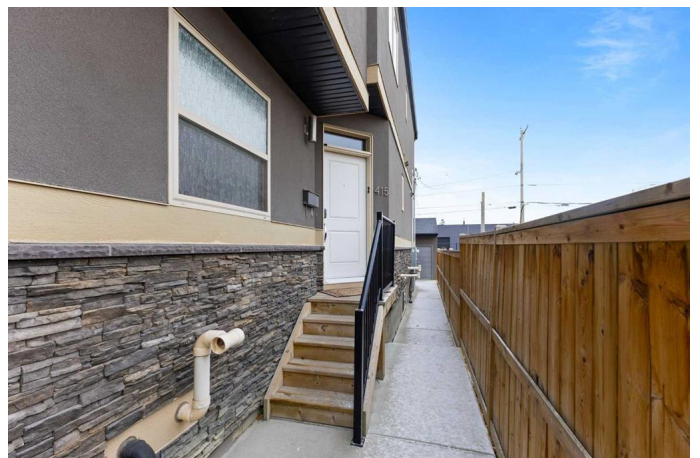
Welcome to 415 17 Avenue NW—an exceptionally well-designed home just minutes from downtown Calgary. This beautifully maintained property offers 3 bedrooms, 3.5 bathrooms, and over 2,400 sq ft of total living space across three finished levels.

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, caf  s, 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 | 17 |
| Zoning | M-C2 |

Listing Details

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

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