



2134 17 Avenue, Calgary T2T 0G3

MLS® #: **A2146947** Area: **Scarboro** Listing Date: **07/05/24** List Price: **\$659,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1908**
Lot Information
 Lot Sz Ar: **3,627 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **978**
 Low Sqft:
 Ttl Sqft: **978**

DOM

73
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,Views**
 Park Feat: **Carport,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame,Wood Siding**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
 Int Feat: **Double Vanity,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`2" x 8`1"	Bedroom	Main	9`5" x 12`2"
Kitchen	Main	11`9" x 14`2"	Living Room	Main	13`8" x 25`1"
Bedroom - Primary	Main	10`9" x 12`10"	5pc Bathroom	Basement	8`3" x 13`2"
Bedroom	Basement	8`7" x 11`5"	Bedroom	Basement	8`5" x 12`7"
Game Room	Basement	15`2" x 33`1"	Furnace/Utility Room	Basement	4`6" x 8`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5700AG

Zoning:
R-C1

Remarks

Pub Rmks:

OPEN HOUSE Sat. Sept 14, 2024 11 AM- 1 PM Sunday 10 am - 12 pm. Discover the charm of this fully renovated bungalow in the desirable Scarboro community, just minutes from downtown. Perfect for young professionals seeking a detached home close to the inner city core. This move-in ready gem features a new roof, brand new stainless steel appliances, new vinyl plank flooring, carpet, quartz countertops etc. An open main floor plan that invites seamless living and entertaining. The kitchen boasts a breakfast bar for stool seating, making casual dining a delight. With two spacious bedrooms on the main floor and two additional bedrooms in the basement, this home provides ample space for guests or a growing family. The basement also includes a rec room and a luxurious 5-piece bathroom, offering a perfect retreat for relaxation. Enjoy the outdoors on the new front porch or the new 17 x 15 back deck, that offers a fabulous view of downtown Calgary. A double front concrete pad provides parking. Walk to restaurants, shops, bars etc in this vibrant community. Don't miss the opportunity to make this stunning property your new home.

Inclusions:
Property Listed By:

N/A
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











