



THE
A-TEAM

**RE/MAX
FIRST**

2908 17 Street, Calgary T2G 3W3

MLS®#: **A2164769**

Area: **Inglewood**

Listing Date: **09/11/24**

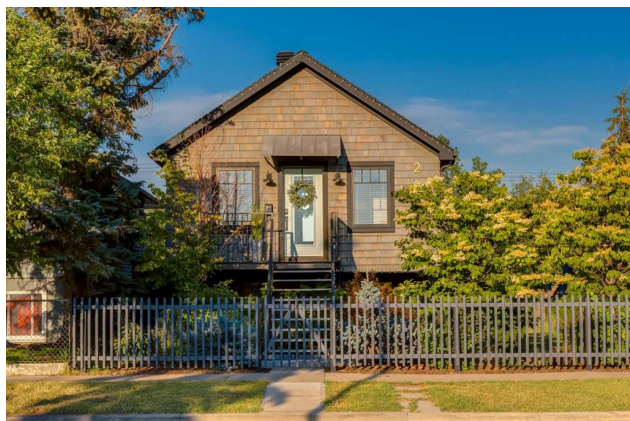
List Price: **\$1,075,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1913**

Finished Floor Area

Abv Sqft: **772**
Low Sqft:
Ttl Sqft: **772**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

DOM

71
Layout
Beds: **2 (1 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Brush,Few Trees,Lawn,Garden,Landscaped,Many Trees,Open Lot,Private,Rectangular Lot**

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Garden,Lighting,Private Entrance,Private Yard**

Construction:

Cedar,Wood Frame

Flooring:

Hardwood,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Bar,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Solar Tube(s),Vaulted Ceiling(s),Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`2" x 9`7"
Foyer	Main	9`10" x 5`6"
Living Room	Main	9`5" x 18`6"
4pc Bathroom	Lower	4`11" x 8`4"
Kitchen	Lower	9`6" x 13`8"

Room	Level	Dimensions
Bedroom	Main	10`4" x 12`0"
Kitchen	Main	9`9" x 18`6"
Office	Main	6`4" x 5`6"
Bedroom	Lower	9`5" x 13`8"
Living Room	Lower	19`1" x 13`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

6700AN

Remarks

Pub Rmks: ***Please see the video and virtual walk through of this stunning home* Discover the epitome of luxury living with this impeccably designed residence done by STUDIO NORTH, where every detail has been thoughtfully curated for ultimate comfort and elegance. Set on a generous 50 x 120' lot (potential for future development; 4plex, duplex, etc. based on approval), this property is enveloped in mature trees, providing an oasis of tranquility and privacy. The meticulously landscaped yard features a sophisticated Fire-pit area, an elegant Garden Container space, and a dedicated Play area for pets, all complemented by a spacious ground-level deck and a pristine, heated over sized (24x22) Double Garage. Step inside to be greeted by an air-conditioned main floor that seamlessly blends modern sophistication with functional design. The vaulted ceilings and open-plan layout create an expansive, airy atmosphere, while the hideaway loft adds an element of charm and versatility perfect for additional family members to make their own. Culinary enthusiasts will appreciate the gourmet kitchen, which boasts high-end granite countertops, top of the line appliance package, a well-appointed Pantry, and a stylish Sit-up Bar perfect for casual dining and entertaining. The main floor also features a discreetly located laundry area, a separate closet for convenience, and a luxurious tiled bath with a sumptuous Soaker tub, designed to offer a spa-like retreat. An office at the front of the home is perfect for working from home or having a nursery. For those seeking additional income or multigenerational living options, this home includes a sophisticated LEGAL suite that is a full WALK-OUT allowing for incredible additional living space. Bright and cheerful, the legal suite enjoys an abundance of natural light and features its own laundry facilities. Whether you choose to accommodate a family member, a live-in nanny, or capitalize on the potential for a high-end AirBnB, this legal suite is an ideal addition to this already exceptional home. Located on the serene side of Inglewood, this property offers unparalleled access to Inglewood's 'WildLands Park' and 'Ingelwood Bird Sanctuary', the plethora of the city's pathway system running next to the Bow River. All major public transportation, (new green line as well) are a short distance where downtown is a quick 5 minute drive. If you're concerned about the home's location being across from Commercial - are you in for a real surprise. Not only do you get UNOBSTRUCTED sunset views, ample privacy, it's incredibly quiet on a very quiet street. We have the AirBnB guest compliments to provide if there are any doubts. This is not just a home—it's a lifestyle. Move right in and experience the luxury and convenience that await.**

Inclusions: **Furniture and decor negotiable**
Property Listed By: **Grassroots Realty Group**

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





