



THE A-TEAM

RE/MAX FIRST

2906 17 Street, Calgary T2T 4N5

MLS®#: A2172868

Area: South Calgary

Listing Date: 10/17/24

List Price: \$528,000

Status: Active

County: Calgary

Change: -\$22k, 15-Nov

Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1912
Lot Sz Ar: 2,378 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 987
Low Sqft:
Ttl Sqft: 987

DOM 65
Layout
Beds: 3 (2 1)
Baths: 2.0 (2 0)
Style: 1 and Half Storey
Parking
Ttl Park: 2
Garage Sz:

Access:
Lot Feat: Rectangular Lot, See Remarks
Park Feat: Parking Pad

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard

Construction: Wood Frame
Flooring: Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Microwave, Refrigerator, Stove(s), Washer/Dryer
Int Feat: No Animal Home, No Smoking Home, See Remarks
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Bedroom, Bedroom - Primary, Entrance, Bedroom, Storage, Laundry.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, 5pc Bathroom, Living Room, Other, Game Room, 3pc Bathroom, Furnace/Utility Room.

Title:
Fee Simple
Legal Desc:

Zoning:
M-C1

4479P

Remarks

Pub Rmks: **Discover your next home in South Calgary LOCATION! LOCATION! LOCATION!—an inviting detached house offering 1,691.1 sq. ft. of thoughtfully designed living space. From the moment you step through the spacious entrance, you'll feel the warmth and charm this home exudes. The main floor is complete with a living room, dining room, and kitchen, graced with two cozy bedrooms and a stunning 5-piece bath, perfect for daily use. But that's just the beginning—venture downstairs to the fully finished basement, where you'll find an additional bedroom, ideal for guests or a home office. The basement also features a sleek 3-piece bath, a dedicated laundry room, and a large recreation/games room, perfect for movie nights or game days. Step outside onto the deck, an ideal spot for morning coffee or sunset dinners. With a parking pad for two vehicles, you'll never worry about space. This home offers a seamless blend of comfort, style, and practicality—a true hidden gem in the heart of South Calgary. AMENITIES IN MINUTES: Shopping nearby, close to schools, groceries, banks. Walking distance to bus stop! Schedule your showing today!**

Inclusions: **NONE**
Property Listed By: **CIR Realty**

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









