



THE
A-TEAM

**RE/MAX
FIRST**

5137 17 Avenue, Calgary T3B 0P8

MLS®#: **A2175179** Area: **Montgomery** Listing Date: **10/25/24** List Price: **\$579,900**
 Status: **Active** County: **Calgary** Change: **+\$5k, 27-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)** Finished Floor Area
 City/Town: **Calgary** Abv Sqft: **990**
 Year Built: **1979** Low Sqft:
 Lot Information Ttl Sqft: **990**
 Lot Sz Ar: **2,755 sqft**
 Lot Shape:

DOM

39
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Quartz Counters,Recessed Lighting,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`0" x 8`7"
Living Room	Main	22`2" x 12`3"
Foyer	Main	6`11" x 3`10"
Laundry	Basement	11`4" x 8`4"
Bedroom	Main	13`10" x 9`0"
Bedroom	Basement	13`2" x 8`4"
4pc Bathroom	Basement	

Room	Level	Dimensions
Dining Room	Main	9`0" x 9`0"
Family Room	Basement	21`6" x 12`0"
Flex Space	Basement	8`8" x 7`11"
Bedroom - Primary	Main	13`11" x 12`0"
Bedroom	Basement	13`2" x 12`0"
4pc Bathroom	Main	

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7910631

Remarks

Pub Rmks: **Located just steps from the Bow River pathways in historic Montgomery, this 2+2 bedroom duplex offering nearly 1900 sq ft of developed living space has been completely renovated. The main level presents light laminate flooring throughout, showcasing a spacious living room with welcoming wood burning fireplace, dining area & kitchen that's tastefully finished with quartz counter tops, crisp white cabinets, stainless steel appliances & a niche for a cozy breakfast nook or additional storage space. There are also 2 bedrooms & a 4 piece bath on the main level. Basement development includes laminate flooring throughout, a spacious family room, flex space (great for a home office setup), 2 additional bedrooms & a 4 piece bath. Outside, enjoy the front balcony & sunny south back yard with patio, fresh sod & new fence. Parking is a breeze with a new rear parking pad. This home is located steps from Bow River pathways & Shouldice Athletic Park & close to the Alberta Children's Hospital, WinSport, schools, shopping, public transit & has easy access to 16th Avenue & Sarcee Trail. Immediate possession is available!**

Inclusions:
Property Listed By: **None**
RE/MAX Real Estate (Central)

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











