



THE
A-TEAM

**RE/MAX
FIRST**

1918 17 Avenue, Calgary T2T 0E8

MLS®#: **A2182765**

Area: **Scarboro**

Listing Date: **12/17/24**

List Price: **\$954,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1948**

Lot Information

Lot Sz Ar: **6,598 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,310**
Low Sqft:
Ttl Sqft: **1,310**

DOM

46

Layout

Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **1 and Half Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Low Maintenance Landscape,Street Lighting,Private,Rectangular Lot

Park Feat:

Alley Access,Double Garage Detached,Garage Faces Rear,Gravel Driveway,RV Access/Parking

Utilities and Features

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

Construction:
Other
Flooring:
Carpet,Hardwood,Laminate,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Quartz Counters,Recessed Lighting,Soaking Tub,Track Lighting**
Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Connected,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 11`8"	Kitchen With Eating Area	Main	15`3" x 13`7"
Dining Room	Main	10`3" x 9`8"	Foyer	Main	4`9" x 3`10"
Mud Room	Main	3`9" x 2`11"	Den	Main	10`2" x 9`2"
2pc Bathroom	Main	7`0" x 6`9"	Bedroom - Primary	Second	23`2" x 10`7"
Bedroom	Second	23`2" x 10`2"	4pc Bathroom	Second	8`5" x 7`5"
Family Room	Basement	14`2" x 12`10"	Game Room	Basement	12`6" x 9`1"
Bedroom	Basement	9`3" x 8`8"	5pc Bathroom	Basement	13`6" x 5`11"

Furnace/Utility Room

Basement

12`3" x 7`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5700AG

Zoning:
R-CG

Remarks

Pub Rmks:

WELCOME to this 1 ½ Storey HOME that has 2007 Sq Ft of Developed space incl/OVERSIDED DOUBLE Garage (2009 R/I for In-Floor Heat), 3 Bedrooms, 2 ½ Bathrooms, 2 Decks, a WALK-OUT Basement, + INCREDIBLE VIEWS of the CITY from ALL Floors; + on a 6598 Sq Ft LOT in the Community of SCARBORO!!! COZY Curb Appeal w/Trees, + Bushes around the Gate into the Front yard incl/UNIQUE Front Porch that beckons you to enter. The foyer has original Hardwood Flooring, + opens to the Dining room on the left, + a living room on the right incl/NEUTRAL color tones throughout. The Dining room has plenty of Natural Light coming in from the windows, + room to gather around the table w/FAMILY, + FRIENDS making MEMORIES. There is a 2-pc bathroom and a DEN/OFFICE w/Door leading outside which is PERFECT for working at HOME. Stairs lead to the Upper floor. The 'Heart of the Home' is the Kitchen, which has NEW SLEEK 2-TONED Cabinetry, Tiled Backsplash, SS Appliances incl/Hood Fan, QUARTZ Countertops incl/Breakfast Bar, new LIGHTING, + a Pantry. The living room is right there for ENTERTAINING, having LOVED ONES over, or putting your feet up after a long day. The Upper floor has the 4 pc Bathroom w/Soaker Tub to get away from the Hustle'n Bustle of the week, a MASSIVE Primary Bedroom incl/HUGE window w/CITY VIEWS, + a 2nd LARGE Bedroom again that can accommodate a couple of beds if needing to share a bedroom. The Full WALK-OUT Basement has plumbing for a future Kitchen, think of the possibilities!!! There is a Family Room, a Recreation Room made for Movie/Game nights, + a 3rd Bedroom which can also be for GUESTS. A CONVENIENT 5 pc Bathroom, + a Laundry/Utility Room. Upgrades are the New Boiler, 80-gallon H2O Tank, a High-Efficiency Furnace in 2023, the Asphalt Shingles done in 2009 + 2024, + the Acrylic Stucco siding on this HOME. The Backyard has a Covered Deck for LOUNGING or hosting BBQs, + an area for a GARDEN. An area to park another vehicle or RV parking beside the Garage too. This lot is HUGE, + it has so much POTENTIAL to be CREATIVE. This VIBRANT Community has Newsletters w/Updates. It has Preschool, + Elementary Schools that are SOUGHT-AFTER in the Community, + area. There are Parks, Green Spaces, Trendy Restaurants, Shops, Bars, Cafe's, Public Transportation, + easy access to 17 Ave, + Crowchild Trail. The Scarborough Community Association has many EVENTS, + ACTIVITIES for all age groups incl/Skating, Tennis, Bowling, Swimming, Dancing, etc. BOOK your showing TODAY!!!

Inclusions:
Property Listed By:

**Curtains, Roll Down Blinds
RE/MAX House of Real Estate**

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











