



THE
A-TEAM

**RE/MAX
FIRST**

5137 17 Avenue, Calgary T3B 0P8

MLS®#: **A2183851**

Area: **Montgomery**

Listing Date: **01/06/25**

List Price: **\$579,900**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Ttl Sqft:

990

Lot Information

Lot Sz Ar:

2,755 sqft

Lot Shape:

DOM

15

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:

Park Feat:

**Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot
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	36`1" x 28`2"
Living Room	Main	72`9" x 40`2"
Foyer	Main	22`8" x 12`7"
Laundry	Basement	37`2" x 27`4"
Bedroom	Main	45`5" x 29`6"
Bedroom	Basement	43`3" x 27`4"
4pc Bathroom	Basement	

Room	Level	Dimensions
Dining Room	Main	29`6" x 29`6"
Family Room	Basement	70`6" x 39`4"
Flex Space	Basement	28`5" x 26`0"
Bedroom - Primary	Main	45`8" x 39`4"
Bedroom	Basement	43`3" x 39`4"
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 First

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











