

913 17 Avenue, Calgary T2M0P3

A2185090 **Mount Pleasant** Listing 01/15/25 List Price: **\$499,575** MLS®#: Area: Date:

Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Sub Type: Detached

City/Town: Calgary 1908 Year Built:

Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 2,992 sqft

968

968

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

17

Ttl Park: 3 Garage Sz: 0

1(1)

1.0 (1 0)

1 and Half Storey

Access:

Lot Feat: **Back Yard** Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Heating: Forced Air, Natural Gas

Sewer: Ext Feat:

Garden, Private Yard

Construction: **Wood Siding** Flooring:

Carpet, Laminate, Linoleum, Vinyl

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Int Feat: Open Floorplan

Utilities:

Room Information

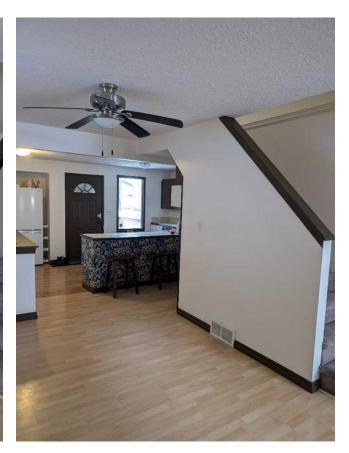
<u>Level</u> Dimensions Level **Dimensions** <u>Room</u> Room **Living Room** Main 23`10" x 17`1" Kitchen Main 8`10" x 17`1"

Family Room 4pc Bathroom	Basement Main	20`4" x 9`2"	Bedroom - Primary	Upper	23`11" x 10`2"			
			Legal/Tax/Financial					
Title:		Zoning:						
Fee Simple Legal Desc:	29340	M-C2						
Legal Desc.	Remarks							
Pub Rmks:	Fabulous location with walking distance to everything!!! 1.5 story house full of character and charm. Open floor plan on main and upper . 8 foot ceilings on main and basement level helps to make this home open and bright. Ideal for individuals or couple looking to find that perfect inner city home to renovate and add onto over time. In the full concrete basement is a family room, storage area, utility/laundry room plus a large room that could be used as a den, or second bedroom with the installation of a legal egress window. Home has updated electrical, plumbing, new city sewer tie in. Backflow valve and sump pump. Wonderful opportunity to create your own haven close to all amenities in this move in ready home.							
Inclusions:	Blinds/Curtains	en close to an amenicles in this inc	ove in ready nome.					
Property Listed By:	ComFree							

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







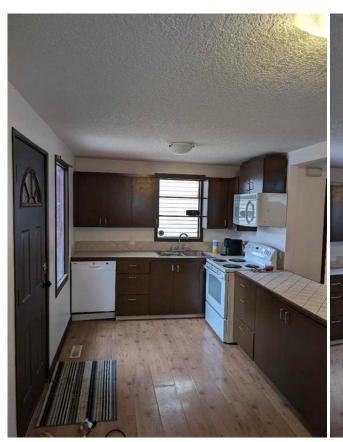








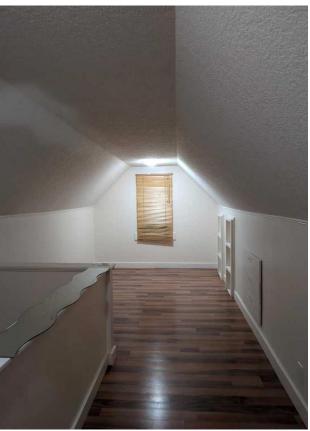
























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36.62		7.62	7.61 7.62	15.23
1740	34.56	915 g 913 g	911 2 909 3	907
41.07	-15.23	7,63	7.61 7.61	-15.23