



THE
A-TEAM

**RE/MAX
FIRST**

913 17 Avenue, Calgary T2M0P3

MLS®#: **A2185090**

Area: **Mount Pleasant**

Listing Date: **01/15/25**

List Price: **\$499,575**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1908**

Lot Information

Lot Sz Ar: **2,992 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **968**
Low Sqft:
Ttl Sqft: **968**

DOM

17
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **3**
Garage Sz: **0**

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

Room	Level	Dimensions	Room	Level	Dimensions
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:

Fee Simple

Legal Desc:

29340

Zoning:

M-C2

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:

Property Listed By:

Blinds/Curtains

ComFree

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















